WARRANTY DEED

BOOK 11417 PG 631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 97.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS HIX & GRAY, P.C., 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Viroot Pongsavath (NAME)	NEW OWNER (NAME)	MAP 150-12A
3741 Seasons Drive (ADDRESS)	SAME (ADDRESS)	PARCEL 77
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp, d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Viroot Pongsavath and wife, Manivanh Pongsavath

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 738, on the Plan of Phase IV, Somerset, of record in Book 7900, page 978 and 979, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by quitclaim deed from Philhall Corp., of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc., now known as Phillips Builders, as set out in Articles of Merger, of record in Book 7298, page 203, said Register's Office. Phillips Builders, Inc. is now known as Beazer Homes Corp., as set out in Charter Amendment, of record in Book 9922, page 901, said Register's Office and is doing business under the assumed corporate name of Beazer Homes Corp., d/b/a Phillips Builders, as set out in Corporate Resolution, of record in Book 10079, page 172, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO the Plan of record in Plat Book 7900, page 978; andy and all restrictive covenants of record in Book 7619, page 647 as amended in Book 7657, page 583; Book 7675, page 923; Book 7776, page 826; Book 8201, page 770; Book 8663, page 384; Book 8708, page 630; Book 9036, page 326; Book 9065, page 744; Book 9072, page 572; Book 9245, page 332 as made applicable to Somerset Phase IV in Book 9696, page 654, and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee day of close.

This is unimproved ( ) improved (X) property, known as 3741 Seasons Drive, Antioch, TN 37013 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of April, 19 97

Beazer Homes Corp. d/b/a Phillips Builders
By: Ruth Malatak, VP
Ruth Malatak, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 1041 PG 632

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President and _____ respectively of the Beazer Homes Corp. d/b/a the within named bargainor, and corporation, and that her as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatak as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 14th day of April 19 97.

My commission expires 11/22/97

Notary Public

02946623

IDENTIFICATION REFERENCE

97 APR 15 PM 2:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9702 04/15 0101 03CHECK

552.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10417 PG 633

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
147000.00
CON TX 543.90
PRFEE 1.00
WDEED 8.00
TOTAL 552.90
CHECK 552.90

04/15/97 01 14:49 0001 9702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02946233
IDENTIF. ↑ REFERENCE

97 APR 15 PM 2:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1139516