14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Jones (NAME)	Source One Mortgage Services (NAME)	164-13-91
3720 Asheford Trace (ADDRESS)	27555 Farmington Road (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3314 (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, dba Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl Jones, unmarried

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 known as Lot 210, First Revision, Asheford Crossing, Section Two, a Planned Unit Development, of record in Book 9700, page 171 said Register's Office.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation, now known as Beazer Homes Corp. dba Phillips Builders. Corporate Resolution of Beazer Homes Corp. of record in Book 10079, Page 172, by Deed from Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustees, of record in Book 9336, Page 227, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180 and Book 10353, Page 575 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3720 Asheford Trace, 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 15th day of April 19 97

Beazer Homes Corp, dba Phillips Builders

By: Ruth Malatak, VP

Ruth Malatak, Vice President

STATE OF TENNESSEE
COUNTY OF

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, dba Phillips Builders the within named bargainor, and corporation, and that she 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 15th day of April 1997.

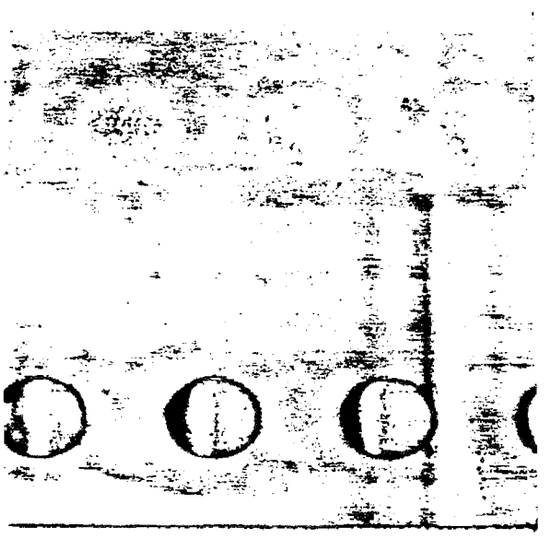
My commission expires 5/24/97

_____
Notary Public

0295553
IDENTIF. & REFERENCE

97 APR 17 PM 3:26
FILED & RECORDED
WILSON REGISTER
DAVIDSON COUNTY, TN.

0740 04/17 0101 03CHECK 549.94



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

RECEIVED OF _____

FOR _____ BOOK 10420 PG 719

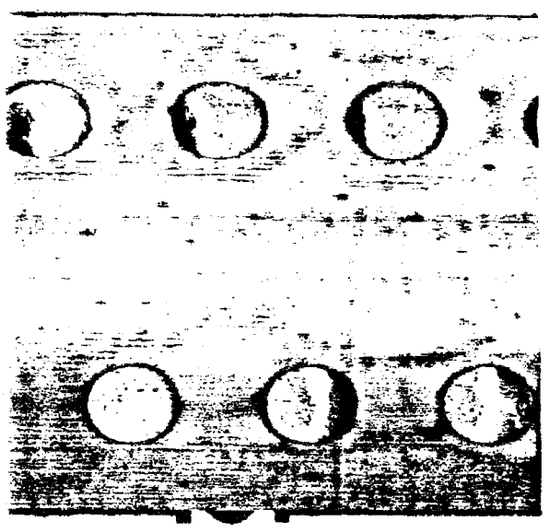
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 146200.00
CON TX 540.94
PRFEE 1.00
WDEED 8.00
TOTAL 549.94
CHECK 549.94

04/17/97 01 15:26 0001 0740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0295553
IDENTIF. # REFERENCE

97 APR 17 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140891