BOOK 10447 PG 33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 97

Notary Public

MY COMMISSION EXPIRES: May 28, 2000
(AFFIX SEAL)

NOTARY PUBLIC LINDA S. HARRIS DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Devries	First Republic Mortgage	164-9
(NAME)	(NAME)	
5745 Cedar Ash Crossing	3212 West End Avenue Ste 500	1
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37203	
(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 d/b/a Phillips, Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce Devries

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. 272 on the Plan of Asheford Section 1, as of record in Plat Book 7900, page 937, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillips Builders, Inc., a Tennessee corporation by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, Co-Trustees of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 9651, page 900 and Book 9980, page 482, said Register's Office.

This conveyance is subject to any and all existing easements of record. Phillips Builders has a name change contained of record in Book 9922, page 902 and Book 10079, page 172, said Register's Office.

97 MAY -8 AM 8:33
CELIA A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0302682

This is improved (X) property, known as 5745 Cedar Ash Crossing, Antioch, Tennessee 37013 unimproved ( )
(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 30th day of April 19 97

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

BOOK 10447 PG 34

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 WILLIAMSON

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 his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Beazer Homes d/b/a Phillips the within named bargainor, and corporation, and that he 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 _____.

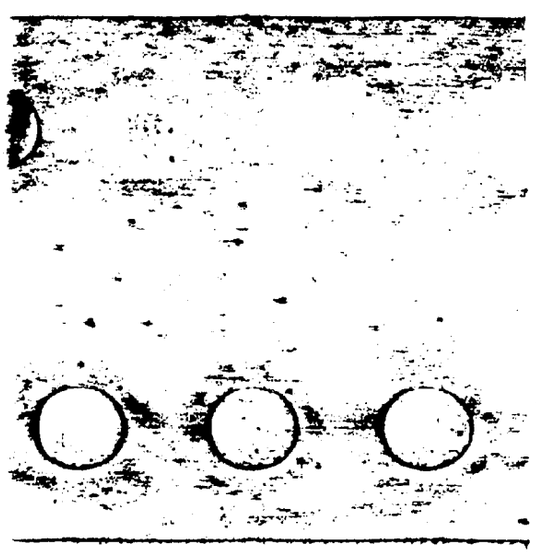
Witness my hand and official seal at office at Brentwood, TN on this the 30th day of April 19 97.

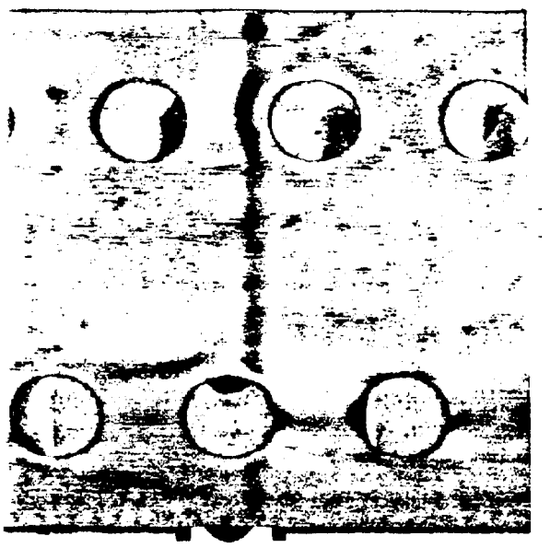
My commission expires May 28, 2000

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. LINDA S. HARRIS

8575 05/08 0101 03CHECK 626.53





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

RECEIVED OF _____

FOR _____

BOOK 10447 PG 35

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 166900.00
CON TX 617.53
PRFEE 1.00
WDEED 8.00
TOTAL 626.53
CHECK 626.53

05/08/97 01 08:33 0001 8575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302682
IDENTIF. ↑ REFERENCE

97 MAY -8 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148631