BOOK 10504 PG 543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,405.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 97

J. S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires September 23, 2000

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd, Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven C. Cavnar (NAME)	Resource Bankshares Mortgage (NAME)	171-8-C-3.00
5809 Petersburg Lane (ADDRESS)	3295 River Exchange Dr., #430 (ADDRESS)	6DU-83765
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Norcross, GA 30092 (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 Steven C. Cavnar and wife, Jacqueline C. Cavnar

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. 3, Section One on the Plan of Williamsburg at Brentwood, of record in Book 9700, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Phillips Builders, Inc., by deed from Florence F. Williams, unmarried, and Eugene R. Williams, unmarried, of record in Book 9954, page 787, Register's Office for Davidson County, Tennessee. By an Amendment to the Corporate Charter of Phillips Builders, Inc. of record in Book 9922, page 901, Register's Office for Davidson County, Tennessee, Phillips Builders, Inc. is now known as Beazer Homes Corp. d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 9931, page 627; Plan of record in Book 9700, page 99; Easements of record in Book 8175, page 792, and Book 8259, page 206; Easement and Right of Way of record in Book 6590, page 87; Charter of record in Book 9922, page 901; Corporate Resolution of record in Book 10079, page 172, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5809 Petersburg Lane, Brentwood, TN 37027
(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 20th day of June 19 97

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

OFF REC

OFF REC

BK/ 10504 PG 544

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_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malarsk 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 Phillips Builders, the within named bargainor, and corporation, and that she as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malarsk as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of June, 19 97.

My commission expires 9/23/2000

_____
Notary Public

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

Page 2 of 2

97 JUN 25 AM 8:59

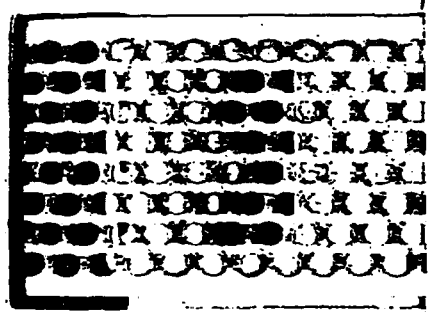
FELIX A. MCCLARDY REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

03 19403
IDENTIF. # REFERENCE

6986 06/25 0101 03CHECK 887.40

REC

OFF



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

RECEIVED OF _____

FOR _____

BOOK 10504 PG 545

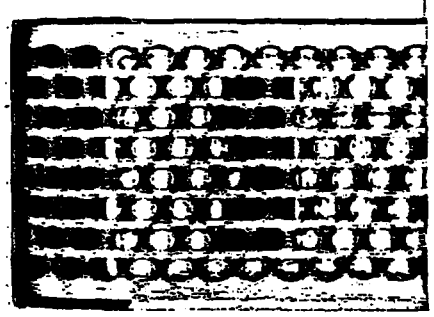
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 234405.00
CON TX 878.40
PRFEE 1.00
WDEED 8.00
TOTAL 887.40
CHECK 887.40

06/25/97 01 09:02 0001 6986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0319403
IDENTIF. # REFERENCE

97 JUN 25 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1166807