14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10511 PG 837

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,770.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

LILLIAN K. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
OLIVER S. ROTH	FIRST TRUST MORTGAGE COMPANY	MAP-PARCEL NO.
(NAME)	(NAME)	
1105 HUNTERS BOW CIRCLE	5111 MARYLAND WAY	172-14-A 25
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	BRENTWOOD, TN 37027	
(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. DBA PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLIVER S. ROTH AND WIFE, LINDA S. ROTH

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. 120 on the Plat of Wexford Downs. Section 1 of record in Boundary Plat Book 9700, Page 221, and Plat Book 9700, Pages 308 and 309, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by Deed from Wexford Downs, LLC, a Tennessee limited liability company, of record in Book 10332, Page 37, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 10292, page 51, 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.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
97 JUL -1 AM 8:48

IDENTIFICATION REFERENCE 032154 3

unimproved ( )
This is improved (X) property, known as 1105 HUNTERS BOW CIRCLE, NASHVILLE, TN 37211
(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 June 19 97

BEAZER HOMES CORP. DBA PHILLIPS BUILDERS

By: Ruth Malatak, VP

RUTH MALATAK, VICE-PRESIDENT

BOOK 10511 PG 838

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 30th day of June 19 97.

My commission expires 11-28-98 _____
Notary Public



9293 07/01 0101 03CHECK 899.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10511 PG 839

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
240770.00
CON TX 890.85
MOR TX 1.00
WDEED 8.00
TOTAL 899.85
CHECK 899.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/97 01 08:47 0001 9293

032154 3

IDENTIFICATION REFERENCE

97 JUL -1 AM 8:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159091