BOOK 10515 PG 808

43

WARRANTY DEED

ALLISON BUTTERWORTH
COMM. # 1071364
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Sept. 4, 1999

STATE OF CALIFORNIA
COUNTY OF Los Angeles
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 97

Allison Butterworth
Notary Public

MY COMMISSION EXPIRES: Sept. 4, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Kelley (NAME)	NationsBanc Mortgage Corporation (NAME)	141-14-A-19C0
7612 Hansrote Court (ADDRESS)	P O Box 35140 (ADDRESS)	09D83103
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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 Mark C. Kelley and wife, Lisa H. Kelley

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. 19 on the Plan of Hanover Park of Sheffield, of record in Book 9700, Pages 154, 155, and 156, 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 Phillips Builders, Inc. by deed from James David Abernathy, Jr., Robert W. Abernathy, unmarried, and Mary Jane Abernathy Baird of record in Book 9825, Page 84, Register's Office for Davidson County, Tennessee. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, Page 901, R.O.D.C., and is doing business under the assumed corporate name of Beazer Homes Corp., DBA Phillips Builders pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, Page 172, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing restrictions and easements of record.

0322498
IDENTIF. ↑ REFERENCE
97 JUL -2 PM 3:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0328 07/02 0101 03CHECK 891.45

unimproved ( )
This is improved (X) property, known as 7612 Hansrote Court, Nashville, TN 37221
(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 23rd day of June 19 97

Beazer Homes Corp., DBA Phillips Builders
By: Ruth Malatak
Ruth Malatak, Vice-President

BOOK 10515 PG 809

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

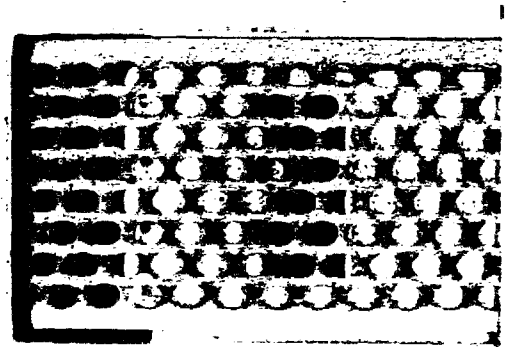
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon ~~XXX~~ her oath(s) acknowledged ~~XXX~~ herself to be the Vice-President and _____ respectively of the Beazer Homes Corp., 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 23rd day of June 19 97.

My commission expires My Commission Expires JAN. 24, 1998

Patricia Parish
Notary Public

PATRICIA D. PARISH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.



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

BOOK 10515 PG 810

RECEIVED OF _____

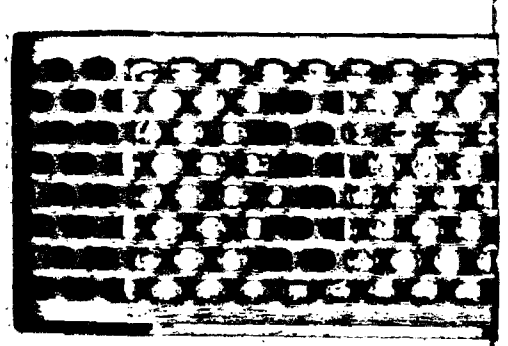
FOR _____

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
238500.00
CON TX 882.45
PRFEE 1.00
WDEED 8.00
TOTAL 891.45
CHECK 891.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0328



03224498
IDENTIF. ↑ REFERENCE

97 JUL -2 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1170107