# WARRANTY DEED

BOOK 10562 PG 503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 213,240.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-3-97
(AFFIX SEAL)

NOTARY PUBLIC
VALERIE D. WRIGHT
KNOX COUNTY
TENNESSEE
LARGE

**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 |
|---|---|---|
| Michael J. Schiele | Southeastern Mortgage | Map 172-14A |
| (NAME) | (NAME) | |
| 1004 Huntmaster Circle | 115 29th Avenue South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37212 | Parcel 39 |
| (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 Michael J. Schiele, an unmarried man

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. 134 on the Plan of Section One, Wexford Downs of record in Plat Book 9700, Pages 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Beazer Homes Corp. dba Phillips Builders by Deed from Wexford Downs, LLC, a Tennessee limited liability company, of record in Deed Book 10422, Page 381, 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.

97 AUG -8 PM 3:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0335936

unimproved ( )
This is improved (X) property, known as 1004 Huntmaster 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 July 19 97

Beazer Homes Corp. dba Phillips Builders

By: Ruth Malatak, A

Ruth Malatak, Vice President

BOOK 10562 PG 504

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

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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

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 July 1997 .

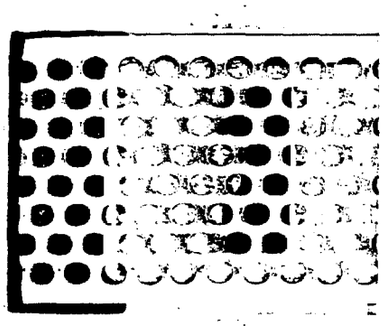
My commission expires May 27, 2001

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.



5092 08/08 0101 03CHECK
834.99



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

RECEIVED OF _____

FOR _____

BOOK 10563 PG 505

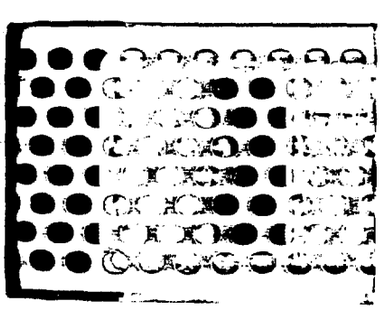
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 223240.00 |
| CON TX | 825.99 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 834.99 |
| CHECK | 834.99 |

08/08/97 01 15:39 0001 5092

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0335936
IDENTIF. REFERENCE

97 AUG -8 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184678