Box 1

BOOK 10577 PG 294

WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tyrone M. Sisco	First Trust Mortgage Company	172-14A-35
(NAME)	(NAME)	
5944 Hitching Post Lane	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS) 9385 08/21 0101 03CHECK 1046.76	
Nashville, TN 37211	Memphis,Tennessee 38120	
(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 INC. D/B/A PHILLIPS BUILDERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYRONE M. SISCO AND WIFE JANICE R. SISCO** 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. 130 on the Plan of Wexford Downs Section One of record in Plat Book 9700, Page 308 & 309, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes Inc. d/b/a Phillips Builders by deed of record in Book 10422, Page 381, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 5944 Hitching Post Lane, 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 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 our hands this 14th day of August, 1997.

Beazer Homes Inc. d/b/a Phillips Builders
By:

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the and, respectively, of the Beazer Homes Inc. d/b/a Phillips Builders, the within-named bargain, and corporation, and that they as such and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

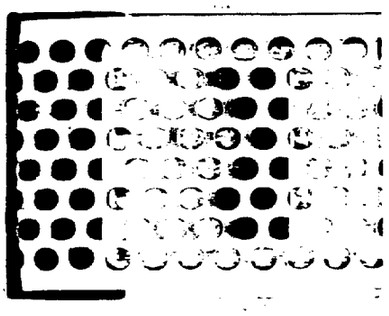
Witness my hand and official seal at Antioch . Tennessee this 14th day of August, 1997

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

0339927
IDENTIF. & REFERENCE
97 AUG 21 PM 2:12
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10577 PG 295

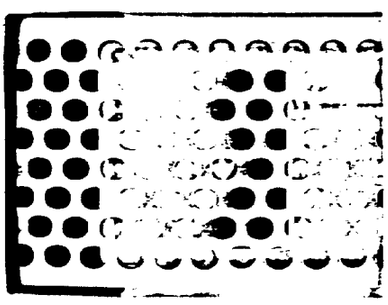
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DART
28475.00
CO TX 1037.76
PRFEE 1.00
WDEED 8.00
TOTAL 1046.76
CHECK 1046.76

08/21/97 01 14:19 0001 9385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339927
IDENTIF. & REFERENCE

97 AUG 21 PM 2:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 118917