BOOK 10631 PG 677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,300.00

Thomas M Cagna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 97

Notary Public

MY COMMISSION EXPIRES: 3/1/01
(AFFIX SEAL)

NOTARY PUBLIC DONALD R BARRETT LAVERGNE AT LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Cagna (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 150-12A
3781 Seasons Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 87
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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 Thomas M. Cagna, unmarried

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. 748, in the Plan of Somerset, Phase Iv, a Planned Unit Development, of record in Plan Book 7900, page 978, and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Philhal Corportion and Randall Phillips Builders, Inc., by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, page 405, and part of the same property conveyed to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp, of record in Book 5508, page 923, and re-recorded in Book 7411, page 171, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Philhall Corp. with Amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7928, page 203, Register's Office for Davidson County, Tennessee, dated June 30, 1987. Corporate Resolution changing Phillips Builders, Inc., name to Beazer Homes Corp., d/b/a Phillips Builders, of record in Book 22, page 228, Register's Office for Wilson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

CONTINUED

unimproved ( )
This is improved (X) property, known as 3781 Seasons Drive, Antioch, Tennessee 37013
(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 29th day of September 19 97

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

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 WILLIAMSON

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, Inc., 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 Franklin, Tennessee on this the 29th day of September 1997.

My commission expires 11/30/97

_____
Notary Public

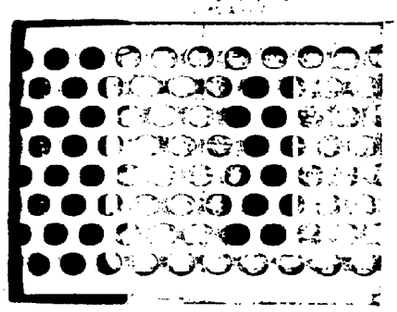
LEGAL DESCRIPTION CONTINUATION

Plan of record in Book 7900, pages 978 and 979 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of covenants, conditions and restrictions of record in Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Register's Office for Davidson County, Tennessee.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

0354948
IDENTIF. ↑ REFERENCE
97 OCT -2 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5507 10/02 0101 02CHECK 598.41



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

RECEIVED OF _____

FOR _____

BOOK 10631 PG 679

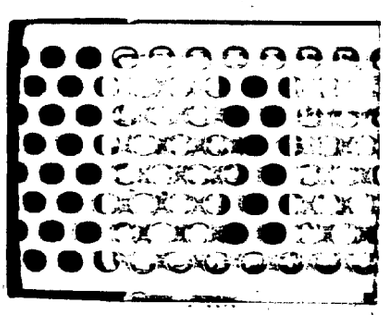
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 159300.00
CDN TX 589.41
PRFEE 1.00
WDEED 8.00
TOTAL 598.41
CHECK 598.41

10/02/97 01 14:53 0001 5507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354948
IDENTIF. # REFERENCE

97 OCT -2 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204856