AFTER RECORDING PLEASE RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX #35

BOOK 10638 PG 249

# WARRANTY DEED

File No: 00284250

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Roger Craig Irwin | PHH Mtg Services | Map 150-12-A |
| [NAME] | [NAME] | |
| 3625 Dove Creek Road | 6000 ATRIUM WAY | Parcel 180 CO |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Antioch, Tn 37013 | Mt. Laurel, N.J. 08054 | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Beazer Homes D/B/A Phillips Builders

have this day bargained and sold, and do hereby transfer and convey unto the said Roger Craig Irwin and wife, Tracy Lee Irwin

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

State of Tennessee } The actual consideration or value which ever is greater,
County of Williamson } for this transfer is $ 176,900.00

Subscribed and sworn to before me, this the 30TH day of SEPTEMBER, 19 97

Affiant

Notary Public Mary B. Simmons

[Affix Seal]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: March 24, 2001

unimproved ( )
This is improved ( X ) property known as 3625 Dove Creek Road, Antioch
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30TH day of SEPTEMBER, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Beazer Homes D/B/A Phillips Builders
BY RUTH MALATAK, VICE PRESIDENT

BOOK 10638 PG 250

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Beazer Homes D/B/A Phillips Builders

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 30TH day of SEPTEMBER, 19 97.

NOTARY PUBLIC AT LARGE — MARY B. SIMMONS — DAVIDSON COUNTY, TENN.

My Commission Expires March 24, 2001

Mary B Simmons
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, MARY B. SIMMONS, a Notary Public of the State and County aforesaid, personally appeared RUTH MALATAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HER self to be VICE PRESIDENT of the BEAZER HOMES D/B/A PHILLIPS BUILDERS, the within named bargainor, a corporation, and that she as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as VICE PRESIDENT.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

NOTARY PUBLIC AT LARGE — MARY B. SIMMONS — DAVIDSON COUNTY, TENN.

My Commission Expires March 24, 2001

Mary B Simmons
Notary Public

MARY B. SIMMONS

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

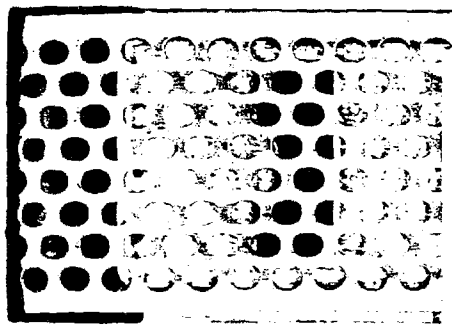
97 OCT -7 PM 12:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

03566677
IDENTIFICATION REFERENCE

7367 10/07 0101 03CHECK 667.

Land in Davidson County, Tennessee, being Lot 55, Kensal Green, of record in Plat Book 7900, page 951, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders by deed of record in Book 4687, page 44, Register's Office for Davidson County, Tennessee, Phillhall having quitclaimed its interest to Randall Phillips Builders of record in Book 5508, page 923, in said Register's Office. Randall Phillips Builders, Inc. is now known as Beazer Homes Corp., by corporate resolution of record in Book 10079, page 172, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

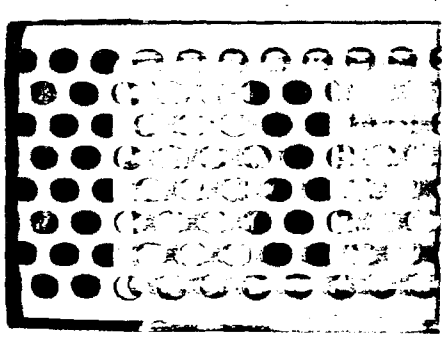
BOOK 10638 PG 252

| | | |
|---|---|---|
| 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
176900.00
CON TX 654.53
PRFEE 1.00
WDEED 12.00
TOTAL 667.53
CHECK 667.53

10/07/97 01 12:46 0001 7367



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

0356677
IDENTIFICATION REFERENCE

97 OCT -7 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206703