11894-1

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10810 PG 78
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**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 |
|---|---|---|
| MARK C. BAINBRIDGE | NATIONSBANC MORTGAGE CORPORATION | MAP 141-14A |
| (NAME) | (NAME) | |
| 7705 Hansrote Cove | P.O. BOX 35140 | PARCEL 033.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Louisville, KY 40232 | 9D-83117 |
| (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. D/B/A PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK C. BAINBRIDGE AND WIFE, LISA M. BAINBRIDGE

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. 15 on the Revised Plan of Hanover Park of Sheffield, of record in Book 9700, Page 154-156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, 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.
The corporate name of Phillips Builders, Inc. has been changed to Beazer Homes Corp. by Articles of Amendment to the Charter as recorded in Book 9922, page 902, Register's Office of Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, page 172, said Register's Office. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10020, Page 110, Book 10301, Page 178 and Book 10640, Page 950, 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.

unimproved ( )
This is improved (X) property, known as 7705 Hansrote Cove, 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 February 19 98

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: Ruth Lyon, VP
Ruth Lyon, Vice President

BOOK 10810 PG 79

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 Lyon 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. 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 Lyon as such Vice President, and attesting the same by the said _____ as such _____.

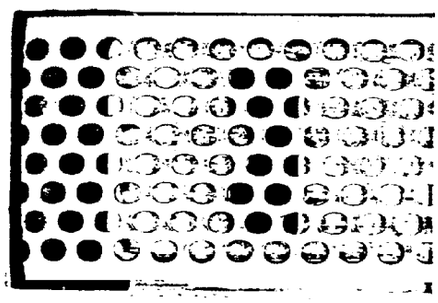
Witness my hand and official seal at office at NASHVILLE, TN on this the 23rd day of February 1998 .

My commission expires May 27, 2001

_____
Notary Public



0404910
98FEB25 PM 3:33
7894 02/25 0101 03CHECK 832.25



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

RECEIVED OF _____

FOR _____

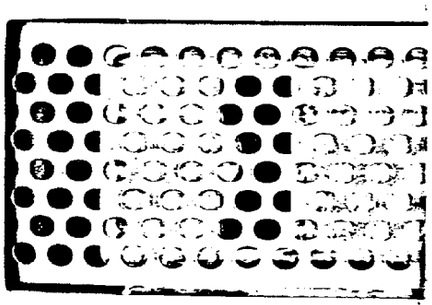
BOOK 10810 PG 80

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAPT
222500.00
CON TX 933.25
**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 1.00
WDEED 2.00
TOTAL 833.25
CHECK 833.25

02/25/98 01 15:32 0001 7894



0404910
VOLNTIF. # REFERENCE

98 FEB 25 PM 3:33

**No.** 1258361