WARRANTY DEED

BCS-98-1648

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 841,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beazer Homes Corp. d/b/a	SAME	MAP 149-15-A
(NAME)	(NAME)	
#26,28,29 & 140,Cambridge Forest	2910 Kraft Drive	PARCELS 26, 28,
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37204	29 AND 36
(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, Double M Partners, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beazer Homes Corp. d/b/a Phillips Builders, Inc.

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:

Being Lots Nos. 26, 28, 29 and 140, Section One on the Plan of Cambridge Forest, plan of record in Plat Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Double M Partners, a Tennessee general partnership by deeds from Houston Ezell Corporation, a Tennessee Corporation, of record in Book 8915, Page 374 and Book 8915, Page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 10332, Page 1 and Book 10774, Page 723, Register's Office for said County.

Subject to a Telephone Line Easement for record in Book 1207, Page 529, Register's Office for said County.

Subject to a Roadway Easement of record in Plan Book 3, Page 26, Chancery Court Clerk's Office for said County.

Subject to an Easement for Morgan Cemetary.

Subject to an Agreement of record in Book 1147, Page 148, Register's Office for said County.

CONTINUED

unimproved (X)
This is improved ( ) property, known as #26,28,29 & 140,Cambridge Forest, Antioch, TN 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 our hand s this 24th day of April, 19 98

Double M Partners, LLC
By: Doyle R. Monday
Doyle R. Monday, Member

Attest: Terry Mays
Terry Mays, Member

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Doyle R. Mondy and Terry Mays, with whom I am personally acquainted or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Double M Partners, LLC, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limitied liability company by themselves as Members.

Witness my hand and seal, this 24th day of April, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ _____
Notary Public

My Commission Expires MAR. 25, 2000

LEGAL DESCRIPTION CONTINUATION

Subject to Sewer and Drainage Easements of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, Register's Office for said County.

Easement to Bell South of record in Book 10779, Page 27, Register's Office for said County.

Storm Water Detention Agreement of record in Book 10805, Page 497, Register's Office for said County.

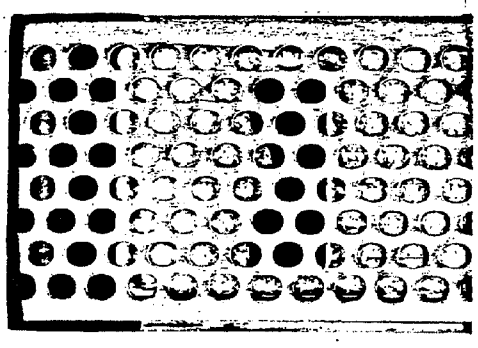
98 MAY 12 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04369442

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 100 Hazel Path, Suite A Hendersonville, Tennessee 37075	☐ 1310 Memorial Boulevard Springfield, Tennessee 37172	☐ 4733 Andrew Jackson Pkwy. #1-C Hermitage, Tennessee 37076
☐ 1187 Vultee Boulevard Nashville, Tennessee 37217	☐ 1885-C Ft. Campbell Boulevard Clarksville, Tennessee 37042	☐ 557 Sam Ridley Pkwy W., Suite A Smyrna, Tennessee 37167
	☐ 111 W. College Street Murfreesboro, Tennessee 37130	☒ 155 Franklin Road, Suite 150 Brentwood, Tennessee 37027

05/12/1998 01:01 PM CHECK #243
319.80



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

RECEIVED OF _____

FOR _____

BOOK 10927 PG 952

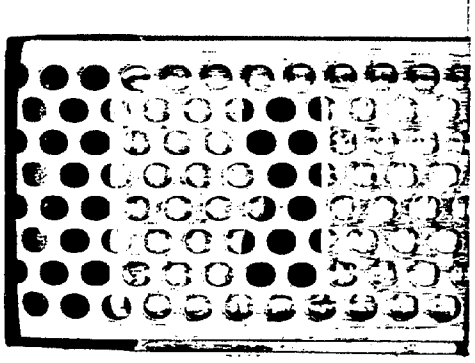
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
TOTAL	319.80
CHECK	319.80

05/12/98 01 12:43 0001 6243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0436942
IDENTIF. ↑ REFERENCE

98 MAY 12 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292264