0442547
IDENTIF. & REFERENCE

BOOK 10947 PG 244

This instrument prepared by:
CASTLEMAN & GREENE, PLLC
Glancy Square, Suite 109
110 Glancy Street
Goodlettsville, Tennessee 37072

MAIL ENV.
98 MAY 27 PM 2:05
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Beazer Homes Corp. d/b/a Phillips Builders 2910 Kraft Drive Nashville, TN 37204	Same	Map 6D-50450 Parcel 172-74

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Wexford Downs, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Beazer Homes Corp. d/b/a Phillips Builders (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors and assigns certain real estate in the County of Sumner, State of Tennessee, and particularly described as follows:

> Land lying in the Sixth Civil District of Davidson County, Tennessee being Lot Nos. 90, 91 and 92 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 594, in the Register's Office for Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Wexford Downs, LLC by deed from Anne W. Pierce, et al. as recorded in Book 10096, page 693, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) Declaration of Restrictive Covenants for Wexford Downs of record in Book 10292, page 51, and as Amended in Book 10792, page 822, said Register's Office, and (4) all visible easements and encroachments. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

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IN TESTIMONY WHEREOF, the Grantor has set its hands, this 21st day of May, 1998.

WEXFORD DOWNS, LLC

By: C Wayne Meadows
C. Wayne Meadows, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, C. Wayne Meadows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is Chief Manager of WEXFORD DOWNS, LLC, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand, at Office, this 21st day of May, 1998.

Mary Esther Champion
Notary Public

My Commission Expires:
November 18, 2001

MARY ESTHER CHAMPION NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is One Hundred Thirty Thousand Two Hundred and No/100 Dollars ($130,200.00) and no other monetary consideration.

C Wayne Meadows
AFFIANT

Sworn to and subscribed before me
this 21st day of May, 1998.

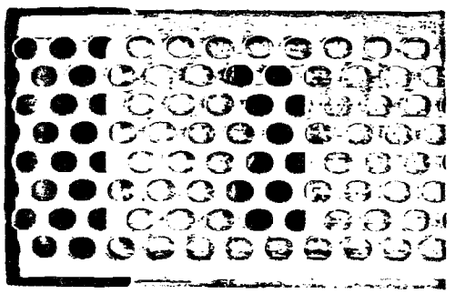
Mary Esther Champion
NOTARY PUBLIC

My commission expires:
November 18, 2001

H:\wexford\wexford2.war

WILLIAMSON CO. TN NOTARY PUBLIC AT LARGE

22355 05/27/98 01:01 CASHECK 450.74



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

RECEIVED OF _____

FOR _____

BOOK 10947 PG 246

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

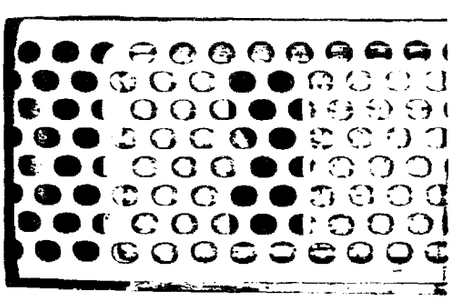
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
130200.00
MOR TX 481.74
ERR CO
MOR TX 481.74
481.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

PRFEE 1.00
WDEED 8.00
TOTAL 490.74
CHECK 490.74

05/27/98 01 14:07 0001 2225



0442547
IDENTIF. & REFERENCE
98 MAY 27 PM 2:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1298184