14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 150,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES, OR 2001
(AFFIX SEAL)

KATHERINE BOGGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Laurel Lynn Kaiser (NAME)	Sunshine Mortgage Corporation (NAME)	164-13-101
428 Asheford Court (ADDRESS)	P. O. Box 9274 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (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 dba Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurel Lynn Kaiser and husband, Richard N. Kaiser, Jr.

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. 220 of Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, as Co-Trustees of record in Book 9336, page 227, Register's Office of 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 for 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 of record in Book 9651, Page 900, Book 9651, Page 925, Book 9980, page 482, Book 10301, page 180 and Book 10353, page 575, and Book 10640, Page 941, 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 paid by the Grantor(s)

CONTINUED

unimproved ( )
This is improved (X) property, known as 428 Asheford Court, 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 my hand this 27th day of July, 19 98

Beazer Homes Corp dba Phillips Builders

By: Ruth Lyon

Ruth Lyon, 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 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 dba Phillips 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 27th day of July 1998 .

My commission expires May 27, 2001

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

_____
Notary Public

0468020
IDENTIF. & REFERENCE

98 JUL 29 AM 10:58
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

7520 07/29 0101 03CHECK 566.7

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

RECEIVED OF _____

FOR _____

BOOK 11039 PAGE 733

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

DAMT	
	150200.00
CON TX	555.74
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	566.74
CHECK	566.74

07/29/98 01 10:59 0001 9520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468020
IDENTIF. # REFERENCE

98 JUL 29 AM 10:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325147