WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,720.00

Melanie M. Byers
Affiant

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

Todd Moore
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
JO A. CHILDS	First American Nat. Bank	MAP 087-10A
(NAME)	(NAME)	
3113 Chambley Court	First American Center	PARCEL 078.00CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37237	04D-95426
(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, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JO A. CHILDS AND MELANIE M. BYERS

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. 115 on the Plan of Section Two, Chesney Glen, a Planned Unit Development, of record in Book 9700, page 434, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Phillips Builders, Inc., by Deed from David Carmack Binkley, James Everette Binkley, Richard Neil Binkley, Raymond Edward Binkley and Mary Ann Binkley Organ now Luffman, heirs and devisees under the Last Will and Testament of Edward Carmack Binkley, deceased, of record in Book 10017, Page 699, 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 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.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 3113 Chambley Court, Hermitage, TN 37076
(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 24th day of July 19 98

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: Ruth Lyon, VP
Ruth Lyon, Vice President

STATE OF TENNESSEE
COUNTY OF

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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. D/B/A PHILLIPS BUILDERS, INC. 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 24th day of July 1998 .

My commission expires May 27, 2001

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10278, Page 279, Book 10449, page 215, Book 10449, page 217, Book 10528, page 73, Book 10640, page 944, 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.

9765 07/29 0101 03CHECK 494.66

MAIL FIN

98 JUL 29 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0468260

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	130720.00
CON TX	483.66
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	494.66
CHECK	494.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9765

0468260
IDENTIF. ← REFERENCE
98 JUL 29 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325391