WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JTC File #12216-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,215.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 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
Wendy Renee Miller (NAME)	GMAC Mortgage Corporation (NAME)	098-05A-017
6160 Hampton Hall (ADDRESS)	100 Witmer Road (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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 Wendy Renee Miller

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. 42 on the Plan of Section One, Hampton Hall, of record in Book 9700, Page 290-291, and Boundary Plat of record in Book 9700, Page 216, 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 Beazer Homes Corp, by Special Warranty Deed from Gloria J. Douglas, formerly known as Gloria J. Hall, of record in Book 10100, Page 839; to Phillips Builders, Inc. by Quitclaim Deed from Guy B. Atkins, as one of the four heirs of Ola Mai Rogers, deceased, of record in Book 10100 Page 843; to Phillips Builders, Inc. by Special Warranty Deed from Dessie B. Foster and Mary Jane Harris, as two of the four heirs of Ola Mai Rogers, deceased, of record in Book 10100, Page 848; to Phillips Builders, Inc. by Special Warranty Deed from Dessie Bell Foster and husband, Clifford Foster of record in Book 10100, Page 853; and to Beazer Homes Corp. by Special Warranty Deed (only Quitclaimed interest) from William L. Atkins, as one of the four heirs of Ola Mai Rogers, deceased, of record in Book 10102, Page 637, Register's Office for Davidson County, Tennessee.

Continued on Page 2

unimproved ( )
This is improved (X) property, known as 6160 Hampton Hall, 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 dba Phillips Builders

By: Ruth Lyon, VP

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 Builders 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 19 98.

My commission expires ~~May 26, 2001~~ 5-26-02

_____
Notary Public

My Commission Expires MAY 26 Continuation

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, PAge 460 and Book 10640, Page 947, 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.

98075451
98 AUG 17 AM 9:45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11067 PAGE 656

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0475454

98 AUG 17 AM 9:44

CAMT	
	141115.00
COM TA	522.50
PRFEE	1.00
WDEED	8.00
OTHE	2.00
TOTAL	533.50
CHECK	533.50

08 AUG 98 01 09:45 0001 7532

No. 13-3157