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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 98

Notary Public

My Commission Expires: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Sept. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert William Kuban, III (NAME)	Southeastern Mortgage (NAME)	87-1 A 56.00
4269 Chesney Glen Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert William Kuban, III and wife, Jamie Leigh Kuban

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, TN, BEING Lot No. 107 on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, page 288, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

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 Luffman, devises under the will of Edward Carmack Binkley, deceased, of record in Book 10017, page 699, Register's Office for Davidson County, TN. Phillips Builders, Inc. is now known as Beazer Homes Corp. d/b/a Phillips Builders by Corporate Resolution of record in Book 10079, page 172, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, Book 10469, page 924, Book 10528, page 73 and Book 10640, page 944; Plan of record in Book 9700, page 288; Deed of record in Book 10420, page 356; PUD Boundary Plat of record in Book 9700, page 215; Agreement of record in Book 10357, page 912; all in the Register's Office for Davidson County, TN.

This is unimproved ( ) improved (X) property, known as 4269 Chesney Glen Drive, 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 28th day of August 19 98

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Dyson, VP

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 _____ oath(s) acknowledged herself to be the Vice President and _____ respectively of the Beazer Homes Corp. 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 Brentwood, Tennessee on this the 31st day of August 1998.

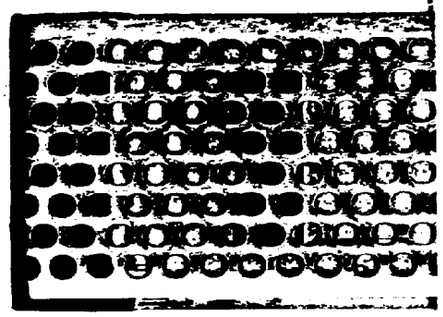
My commission expires 5/27/2001

JENNIFER DUNLAP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer Dunlap
Notary Public

6262 09/03 0101 03CHECK 426.66

IDENTIF. + REFERENCE
0483701
98 SEP -3 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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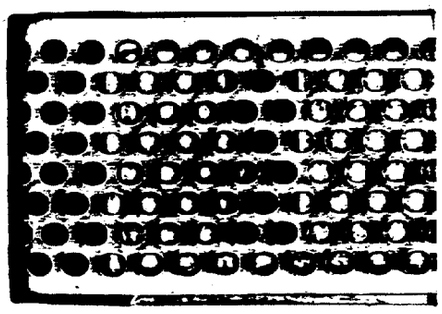
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 112340.00
CON TX 415.66
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 426.66
CHECK 426.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/98 01 08:43 0001 6262



IDENTIF. ✦ REFERENCE 048370 1

98 SEP -3 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1341701