Box 52

BOOK 11145 PAGE 245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,286.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 3-23-2002

(AFFIX SEAL)

CHRISTY C. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 106, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. King	Pioneer Mortgage, Inc.	172-14A-96CO
(NAME)	(NAME)	
1516 Braebury Cr	144 Southeast Parkway, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Franklin, TN 37064	
(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, Inc. d/b/a Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Jeffrey C. King and wife, Tammy E. King

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 lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. 92 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 594, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wexford Downs, LLC, a Tennessee limited liability company by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10947, page 244, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

98 OCT -6 PM 1:16
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

04968877

unimproved ( )
This is improved (X) property, known as 1516 Braebury Cr, Nashville, Tennessee 37211
(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 30th day of September 19 98

Beazer Homes, Inc. d/b/a Phillips Builders, Inc.

By: Ruth Lyon, VP

Ruth Lyon, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 11145 PAGE 246

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 WILLIAMSON

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, Inc. d/b/a_____

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 _____.

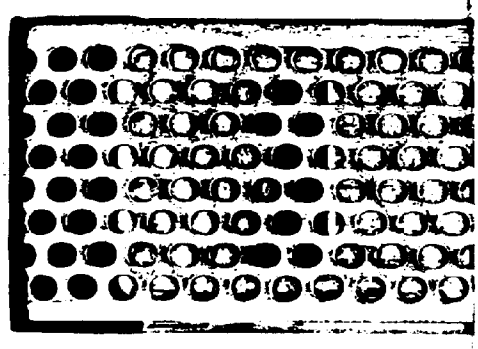
Witness my hand and official seal at office at _____Brentwood, Tennessee 37027_____ on this the _____30th_____ day of _____September_____ 1998 .

My commission expires 3-23-2002 Christy C. Wilson

Notary Public

CHRISTY C. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0349 10/06 0101 03CHECK 1055.46



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11145 PAGE 247

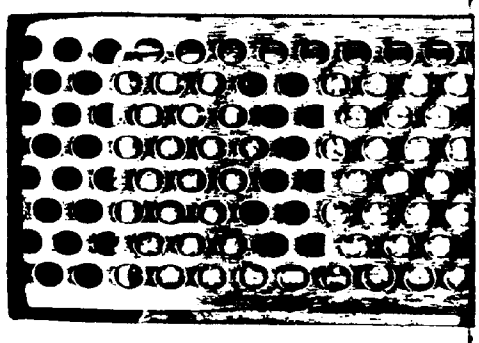
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 282286.00
CON TX 1044.46
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1055.46
CHECK 1055.46

10/06/98 01 13:18 0001 0349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496877
IDENTIFICATION REFERENCE

98 OCT -6 PM 1:16

...LL Grisard REGISTER
DAVIDSON COUNTY, TN.

No. 1355609