This instrument prepared by:
Alvin L. Harris, Esq.
WEED, HUBBARD, BERRY & DOUGHTY
201 Fourth Avenue, North, Suite 1420
Nashville, Tennessee 37219*

BOOK 11204 PAGE 888

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Fred Ritter 333 Sand Hill Road LaVergne, Tennessee 37086	Same	136/156, 150/233

FOR AND IN CONSIDERATION of SEVENTY-TWO THOUSAND Dollars ($72,000.00) payable in 24 equal monthly installments of THREE THOUSAND Dollars ($3,000.00), and other good and valuable consideration, BEAZER HOMES, CORP. d/b/a Phillips Builders (hereinafter referred to as "Grantor"), does hereby bargain and sell, and by these presents transfer and convey unto Fred Ritter (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in two (2) tracts of real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT 1

Being a 13.51 acre (more or less) tract of land located west of Smith Springs Road and east of Anderson Road as shown on Map 136, Parcel 156 of Davidson County, Tennessee and depicted on attached Exhibit A.

TRACT 2

Being a 15.24 acre (more or less) tract of land located south of Towne Village Road and east of Anderson Road as shown on Map 150, Parcel 233 of Davidson County, Tennessee and depicted on attached Exhibit B.

7021 11/16 0101 03CHECK 285.40

Tract 1 being a portion of the same property conveyed to Grantor by deeds of record in Deed Book 5172, page 405, Book 4654, page 67, Book 5508, page 923, all in the Register's Office for Davidson County, Tennessee, and Tract 2 being a portion of the same property conveyed to Grantor by deed of record in Book 4867, page 654, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

* The legal description and the state of the title have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 10th day of Nov, 1998.

PICK-UP

BEAZER HOMES CORP.
d/b/a Phillips Builders

By: Bob Allen

Its: Sr Vice Pres

98 NOV 16 AM 8:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
05125714

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Bob Allen, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged (himself/herself) to be Sr Vice President of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, and that (he/she) as such Sr Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Bob Allen.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of November, 1998.

Notary Public

STACY GREEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires Nov. 25, 2000

The actual consideration for this transfer of property is Seventy-Two Thousand Dollars ($72,000.00) and no other monetary consideration.

AFFIANT

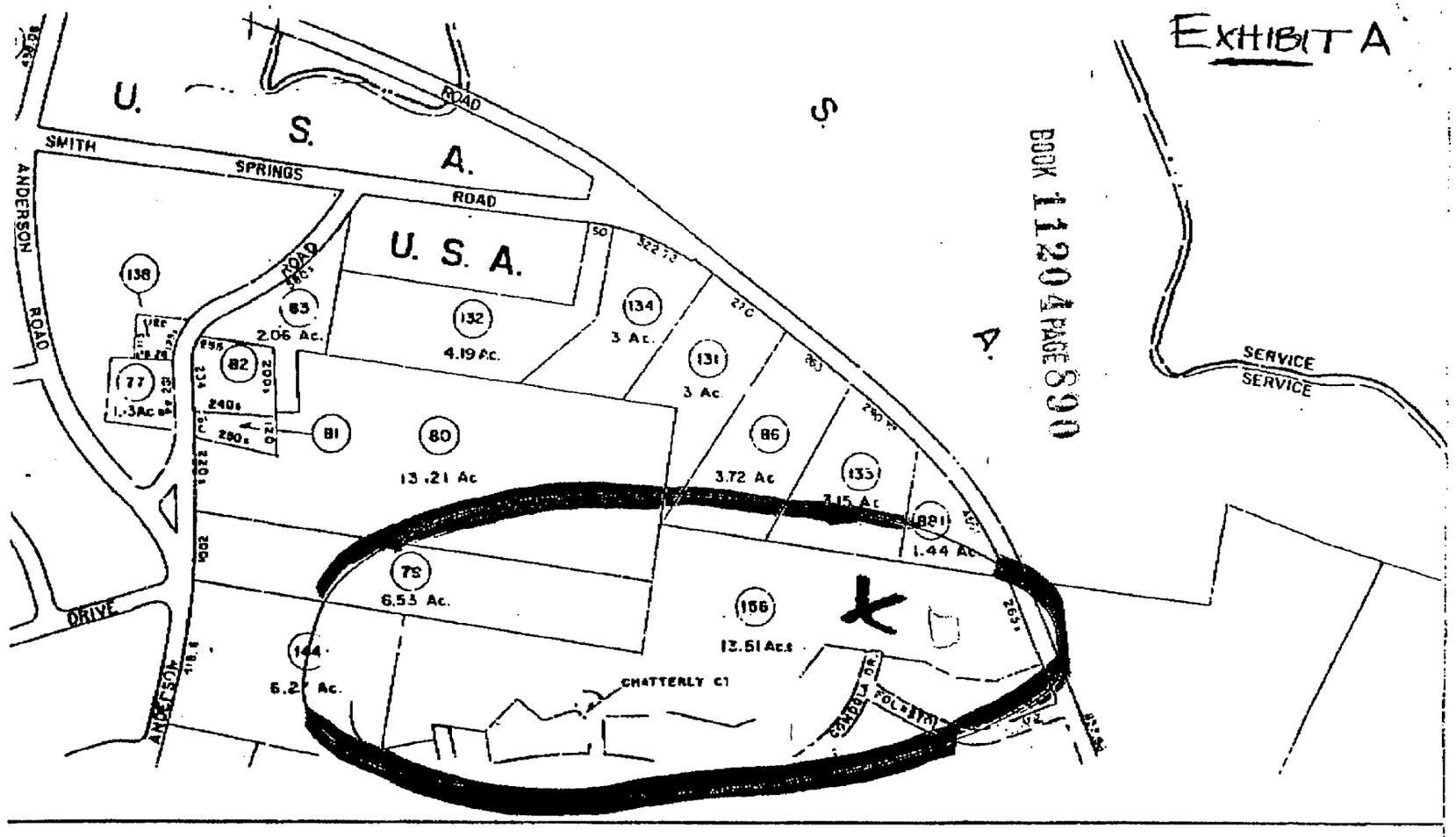
Sworn to and subscribed before me
this 10th day of November, 1998.

Notary Public
My commission expires:

My Commission Expires Nov. 25, 2000

STACY GREEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A



BOOK 1120 PAGE 890

STEM
NNESSEE

1600 2000

LEGEND

Private road	
Property line	
Original lot line	
County line	
Corporation line	
District line	

Original lot number (88)

Parcel Number (123)

Sheet layout based on the Tennessee coordinate system

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

BOOK 11204 PAGE 891

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 892

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 285.40
CHECK 285.40

11/16/98 01 08:47 0001 7021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 16 AM 8:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0512574
IDENTIF. ↑ REFERENCE

No. 1372112