BOOK 11261 PAGE 555

BOX #14A
G#12522-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 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: MORTGAGEE:	MAP-PARCEL NUMBERS
ANN B. RENTUZA (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 087-01-0-A
4280 Chesney Glen Drive (ADDRESS)	75 North Fairway Drive (ADDRESS)	PARCEL 019.00co
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	FB #04D-95045

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, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN B. RENTUZA AND RONALD C. RENTUZA, WIFE AND HUSBAND, AS TO A TWO-THIRDS (2/3) INTEREST, AS TENANTS BY THE ENTIRETIES, AND ALELI B. BATUHAN, AN ** 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. 26 on the Plan of Chesney Glen, Section 1B, a Planned Unit Development, as of record in Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of 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 of 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.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10278, Page 279, and First Amendment in Book

CONTINUED

unimproved ( ) This is improved (X) property, known as 4280 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 17th day of December 19 98

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: Ruth Lyon, VP

RUTH LYON, VICE PRESIDENT

**UNMARRIED PERSON, AS TO AN ONE-THIRD (1/3) INTEREST, THE INTERESTS, AS THEY RELATE TO ONE ANOTHER, TO BE HELD IN JOINT TENANCY WITH RIGHT-OF-SURVIVORSHIP

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My 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, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of the BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, the within named bargainor, a Tennessee corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1998.

DEBORAH H. BEIRNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: ~~May 27, 2001~~ 5-26-02

Deborah H Beirne
Notary Public

My Commission Expires MAY 26, 2002

LEGAL DESCRIPTION CONTINUATION

10449, Page 215, Second Amendment in Book 10449, Page 217, Second Supplement in Book 10528, Page 73, and Third Amendment in Book 10640, Page 944, all of record in 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 paid by the Grantor herein.

0527728
IDENTIF. & REFERENCE

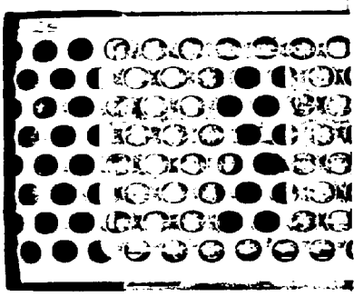
98 DEC 21 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.

3173 12/21 0101 03CHECK 479.61

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11261 PAGE 557



RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0527728

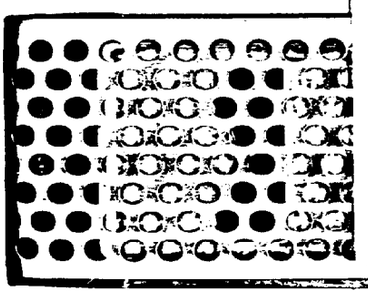
IDENTIF. & REFERENCE

98 DEC 21 PM 1:52

REGISTER
DAVIDSON COUNTY, TN.

MAMT
126650.00
ERR CO
MAMT
126650.00-
CAMT
126650.00
CON TX 468.61
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 479.61
CHECK 479.61

12/21/98 01 13:51 0001 3173



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402612