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LINDA S. HARRIS 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 $ 135,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 1998

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Vance (NAME)	Cornerstone Mortgage Bankers Inc (NAME)	164-13-83
3717 Asheford Trace (ADDRESS)	213A Ward Circle #200 (ADDRESS)	2DX 09874
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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 dba Phillips, Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph R. Vance, an unmarried person

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.257 on the Plan of Asheford Crossing, Seciton One of record in Plat Book 9700, page 171, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustees of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

05311 09
IDENTIF. ▲ REFERENCE
98 DEC 31 AM 8:37
CILL C[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3717 Asheford Trace, Antioch, Tennessee 37013
(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 December 19 98

Beazer Homes dba Phillips Builders, Inc.
By: Ruth Lyon, VP
Ruth Lyon, Vice President

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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 WILLIAMSON

Before me, the undersigned of _____ a Notary Public within and for the State and County aforesaid, personally appeared Ruth A Lyon

and _____ with whom I am personally acquainted and who upon ~~xxxher~~ herself oath(s) acknowledged ~~xxxxxx~~ to be the Vice President

and _____ respectively of the Beazer Homes dba Phillips

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 A Lyon

as such Vice President, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 28th day of December 19 98.

My commission expires 5-28-2000 _____

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me _____

_____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" of _____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____ _____

Notary Public

6801 12/31 0101 03CHECK 511.24

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11275 PAGE 381

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	

0531109
IDENTIF. ↑ REFERENCE

98 DEC 31 AM 8:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH
137206.00
CO [illegible] 50[illegible].24
PRFEE 1.00
MTGFEE 0.00
CFEE 2.00
TOTAL 511.24
CHECK 511.24

12/31/98 01 08134 0101 6801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404108