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

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel No.
Matthew Denike 3309 Township Road Antioch, Tennessee 37013	Same	150/258

FOR AND IN CONSIDERATION of THIRTEEN THOUSAND Dollars ($13,000.00) 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 certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a 1.12 acre (more or less) tract of land as shown on Map 150, Parcel 258 of Davidson County, Tennessee a more fully described on attached Exhibit A.

Being a portion of the same property conveyed to Grantor by deed of record in Deed Books 5172, page 405, Book 4654, page 67, Book 5508, page 923, all in the 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

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* 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 13th day of January, 1999.

BEAZER HOMES CORP.
d/b/a Phillips Builders

By: _____

Its: _____

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 Pres. of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, and that (he/she) as such Sr. Vice Pres., 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 13th day of January, 1999.

_____
Notary Public

My commission expires:

My Commission Expires Nov. 25, 2000

The actual consideration for this transfer of property is Thirteen Dollars ($13,000.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 13th day of January, 1999.

_____
Notary Public

My commission expires:

My Commission Expires Nov. 25, 2000

EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee and depicted on a survey by MEC, Inc., dated 12/11/98, and as further described as follows:

Beginning in the easterly margin of Anderson road at the northwest corner of the Malcolm L. Barrett Property, as recorded in Book 5060, Page 184;

Thence, along said margin N 11° -12'- 54"E, 180.00 feet;

Thence, leaving Anderson road and along the southerly line of Lakeshore Christian Church, as in Book 5223, Page 994, S 85° - 20'- 45" E, 261.82 feet;

Thence, along the lines of Section 2-A Chelsea of Priest Lake, as recorded in Book 6250, Page 423, and crossing the terminus of Gondola Drive, S 16° - 52'- 49" W, 190.84 feet;

Thence, along southern margin of said Gondola Drive, S 73° - 07' - 11" E, 26.40 feet;

Thence, along a curve to the left, an arc distance of 17.67 feet, said curve having a radius of 398.21 feet, and a chord of S 74° - 23' - 27" E, 17.67 feet;

Thence, leaving Gondola Drive, S 14° - 20' - 16" W, 12.24 feet;

Thence, along the northerly line of the aforementioned Barrett Property, N 79° - 33' - 16" W, 284.52 feet to the Point of Beginning and Containing 1.12 acres more or less.

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

0537365
IDENTIF. ↑ REFERENCE

99 JAN 15 AM 10:47

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

3390 01/15/10 0822
CHECK 63.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11299 PAGE 249

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

0537365

IDENTIF. 4 REFERENCE

99 JAN 15 AM 10:47

MAMT	13000.00
MOR TX	48.10
PRFEE	1.00
TDFEE	12.00
CFEE	2.00
TOTAL	63.10
CHECK	63.10

01/15/99 01 10:45 0001 3390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412828