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This instrument prepared by:
CASTLEMAN & GREENE, PLLC
Glancy Square, Suite 109
110 Glancy Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Beazer Homes Corp. d/b/a Phillips Builders 2910 Kraft Drive Nashville, TN 37204	Same	Map 6D-50450 Parcel 172-74

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Wexford Downs, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Beazer Homes Corp. d/b/a Phillips Builders (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. 24 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 594, in the Register's Office for Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Wexford Downs, LLC by deed from Anne W. Pierce, et al. as recorded in Book 10096, page 693, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) Declaration of Restrictive Covenants for Wexford Downs of record in Book 10292, page 51, and as Amended in Book 10792, page 822, said Register's Office, and (4) all visible easements and encroachments. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hands, this 22nd day of January, 1999.

WEXFORD DOWNS, LLC

By: _____
C. Wayne Meadows, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, C. Wayne Meadows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is Chief Manager of WEXFORD DOWNS, LLC, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand, at Office, this 22nd day of January, 1999.

_____
Notary Public

My Commission Expires:
1-27-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Forty Five Thousand Five Hundred and No/100 Dollars ($45,500.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 22st day of January, 1999.

_____
NOTARY PUBLIC

My commission expires:
1-27-99

S:\Docs\lh\PMeadows\Wexford\1.21.99\.WD

0540950
IDENTIF. ↑ REFERENCE

99 JAN 26 PM 12:44

LL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7232 01/26 0101 03CHECK 179.35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0540950

IDENTIF. ↑ REFERENCE

99 JAN 26 PM 12:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	45500.00
CON TX	168.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	179.35
CHECK	179.35

01/26/99 01 12:43 0001 7232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416636