WARRANTY DEED

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,295.00

Manoah J. Collins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

NQ

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manoah J. Collins, Jr. (NAME)	Beazer Mortgage Corporation (NAME)	98-5-A 70.00CO
724 Hallcrest Court (ADDRESS)	2910 Kraft Drive (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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 Corp., d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manoah J. Collins, Jr. and wife, Toye C. Collins

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. 34 on the Plan of Section Two, Hampton Hall, of record in Plat Book 9700, page 662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phillips Builders, Inc., by deeds of record in Book 10100, page 839; Book 10100, page 843; Book 10100, page 848; Book 10100, page 853 and Book 10102, page 637, Register's Office for Davidson County, TN. By Articles of Amendment to the Charter of record in Book 9922, page 902 and by Corporate Resolution of record in Book 10079, page 172, said Register's Office, Phillips Builders, Inc. is now known as Beazer Homes Corp. d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions & Restrictions of record in Book 10278, page 257, Book 10301, apge 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520; Plan of record in Book 9700, page 662; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 724 Hallcrest Court, 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 25th day of February, 19 99

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Lyon, VP
Ruth Lyon, Vice President

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President and _____ respectively of the Beazer Homes Corp. 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 Lyon as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25th day of February 19 99.

My commission expires 9/23/2000

_____
Notary Public

JUDY S. HELLS
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 23, 2000

0554792
IDENTIFICATION REFERENCE
99 MAR -2 AM 8:54
RECEIVED AND RECORDED IN THE REGISTER
DAVIDSON COUNTY, TN.
1964 03/02 0101 CKCHECK 604.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11361 PG. 690

0554792
IDENTIF. & REFERENCE

99 MAR -2 AM 8:54

REGISTER
DAVIDSON COUNTY, TN.

MAMT
160295.00
ERR CO
MAMT
160295.00-
CAMT
160295.00
CON TX 593.09
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 604.09
CHECK 604.09

03/02/99 01 08:52 0001 1964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431152