14-1

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 147,404.00

Edith Duminie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April 19 99

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:	MAP-PARCEL NUMBERS
EDITH DUMINIE	FT MORTGAGE COMPANIES	MAP 164-13
(NAME)	(NAME)	
5749 Murphywood Crossing	P.O. Box 146	PARCEL 169.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101	2DX-10364
(CITY) (STATE) (ZIP)	(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 EDITH DUMINIE, UNMARRIED

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. 159 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Page 545, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, by Installment 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.
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 for 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.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 5749 Murphywood Crossing, Antioch, TN 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 15th day of April 19 99

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: David L Hughes

Sr. 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 David L. Hughes and _____ with whom I am personally acquainted and who upon ~~XXX~~ his oath(s) acknowledged ~~XXXXXXX~~ himself to be the Sr. Vice President and _____ respectively of the BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS the within named bargainor, and corporation, and that ~~X~~he as such Sr. 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 David L. Hughes as such Sr. Vice President, and attesting the same by the said David L. Hughes as such Sr. Vice President.

Witness my hand and official seal at office at NASHVILLE, TN on this the 15th day of April 1999.

My commission expires ~~May 27, 2001~~ 5-26-02

Notary Public

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

My Commission Expires MAY 26, 2002

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, and in Book 10717, Page 97, said Register's Office; By-Laws of record in Book 9651, Page 925, 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.

05764129
IDENTIFICATION REFERENCE
99 APR 20 PM 2:27
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.
4875 04/20 0101 02CHECK 556.39

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11439 PG. 504

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

05764429

DELIVER W/REFERENCE

99 APR 20 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
147404.00
CON TX 545.39
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 556.39
CHECK 556.39

04/20/99 01 14:33 0001 4875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474829