BOOK 11529 PG. 415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,200.00

Ronald E. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1999

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Davis (NAME)	Coastal Mortgage Services, Inc. (NAME)	MAP 164, GP. 13
504 Chaparal Court (ADDRESS)	5950 Fairview Road, Suite 810 (ADDRESS)	PARCEL 154
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28210 (CITY) (STATE) (ZIP)	2DX10349

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. dba Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Davis and Rebecca L. Martin, as joint tenants with the specific right of survivorship

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:

BEING Lot 144, Asheford Crossing, Section 3, of record in Book 9700, Page 545, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 9651, Page 900, amended in Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941, and Book 10717, Page 97; By-Laws of record in Book 9651, Page 925; and Charter of record in Book 9651, Page 895, Register's Office, Davidson County, Tennessee.

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

This is part of the same description as in previous deed of record.

This conveyance is subject to a public utility easement and a public utility and drainage easement of record in Book 9700, Page 545, said Register's Office.

unimproved ( )
This is improved (X) property, known as 504 Chaparal Court, 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 11th day of June 1999

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beazer Homes Corp. dba Phillips Builders

the bargainor _____, 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. Witness my hand and official seal at Nashville, Tennessee, this 11th day of June 1999.

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 Ruth Lyon to be the Vice-President and _____ respectively of the Beazer Homes Corp. dba Phillips Builders 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 Nashville, TN on this the 11th day of June 1999.

My commission expires 3-23-2002

Tina D. Brown
Notary Public

TINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

99 JUN 16 AM 8:11
REGISTER
DAVIDSON COUNTY, TN.
00266
REFERENCE
0247 06/16 0101 03CHECK 559.34

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11529 PG. 417

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

0600266

INSTRUMENT REFERENCE

99 JUN 16 AM 8:12

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT
148200.00
MOR TX 548.34
ENTR CO
MOR TX 548.34-
CON TX 548.34
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 559.34
CHECK 559.34

06/16/99 01 08:15 0001 0247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478856