WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,225.00

Karen N. Osayamwen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1999

B.T. Hogge
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires November 4, 2001

mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen N. Osayamwen (NAME)	Southeastern Mortgage (NAME)	149-15-0-A-055.00
409 Edencrest Court (ADDRESS)	115 29th Avenue South (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen N. Osayamwen, married

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. 48 on the Plan of Secton Two, Cambridge Forest, of record in Book 9700, page 672 & 673, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by deed from Double M. Partners, LLC, of record in Book 11308, Page 247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 9700, page 672 & 673; Declaration of covenants, conditions and restrictions of record in Book 10332, page 1, as amended in Book 10774, page 723; Charter of record in Book 10343, page 769; Easements of record in Book 1207, page 529, Book 1147, page 148, Book 6881, page 320, Book 7453, page 445, Book 8795, page 158; Subject to easement for Morgan Cemetary; all of record in the Register's Office for Davidson County, Tennessee. Roadway Easement of record in Plan Book 3, page 26, Chancery Court Clerk's Office for Davidson County, Tennessee.

5992 06/30 0101 03CHECK 622.33

unimproved ( )
This is improved (X) property, known as 409 Edencrest Court, Antioch, Tennessee 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 28th day of June 1999

Beazer Homes Corp. d/b/a Phillips Builders, Inc.

By: Ruth Lyon, VP

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 _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 ~~he/she~~ oath(s) acknowledged ~~he/she~~ himself 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 37027 on this the 28th day of June 1999.

My commission expires 7-27-2002

JULIE N. READ
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

_____
Notary Public

0605658
IDENTIFICATION REFERENCE
99 JUN 30 AM 8:49
CELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11549 PAGE 423

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

0605658

IDENTIFICATION REFERENCE

99 JUN 30 AM 8:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	165225.00
CON TX	611.33
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	622.33
CHECK	622.33

06/30/99 01 08:56 0001 5992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484455