THIS INSTRUMENT PREPARED BY:
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(615) 383-4429

FTEC File No. 16621
File Box 9B

BOOK 11556 PAGE 142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $287,520.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 1999.

Notary Public

My Commission Expires:

My Commission Expires SEPT 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LORENZO L. NEAL	FIRST AMERICAN NATIONAL BANK	Map 172-14-A
1416 Ramble Hill Circle	First American Center	Par. 63
Nashville, Tn 37211	Nashville, TN 37237	F.B. 6D78660

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LORENZO L. NEAL, unmarried and DENISHA N. SALES, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1416 Ramble Hill Circle, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 1999.

BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS

By: Ruth Lyon, VP
RUTH LYON, VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Vice President of BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, the maker, or a constituent of the maker and is authorized by the maker or by its constitutent, the constitutent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 1999.

My Commission Expires:

Notary Public

WARDEED

99 JUL -2 PM 2:38
DAVIDSON COUNTY, TENN.
PAUL GARRETT REGISTER

INSTR. # 06072800
RECEIVED & RECORDED 07/02/99 @ 01:01 PM IN BOOK 10741 PAGE 1074-82

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Two Wexford Downs, as of record in Plat Book 9700, pages 593 and 594, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders by deed from Wexford Downs, LLC, a Tennessee limited liability company of record in Book 11119, page 523, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 10292, page 51, amended in Book 10792, page 822; (3) Dedication of common area of record in Book 10937, page 791; (4) Charter of record in Book 10500, page 444; (5) Easements of record in Book 10359, page 615; (6) Agreement of record in Book 10357, page 925; and (7) All matters appearing on the Plan of record in Plat Book 9700, page 221, and Book 9700, pages 593 and 594, said Register's Office.

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

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0607280

IDENTIFICATION REFERENCE

99 JUL -2 PM 2:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CO	25520.00
CO TX	1063.82
PRFEE	1.00
UCCED	8.00
CFEE	2.00
TOTAL	1074.82
CHECK	1074.82

07/02/99 01:-- 14:33 0001 7745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486162