FOR RECORDING PURPOSES

LTIC File No 43932 File Box 49

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $148,884.00

Matthew R. Britain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE: August 26 1999

NOTARY PUBLIC

COMMISSION EXPIRES: 4/26/03

ERIC J. GRIMMETT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

BOOK 11650 PAGE 901

CORPORATE FORM
WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Matthew R. Britain 5733 Murphywood Crossing Antioch, TN 37013	New Owners	164-13/173

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Beazer Homes Corporation**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Mathew R. Britain and wife, Candice Britain**

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 170, on the Plan of Asheford Crossing, Section 3, a P.U.D., as shown on plat of record in Plat Book 9700, page 545, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Phillips Builders, Inc., by Deed of Record in Book 9336, page 227, Register's Office for Davidson County, Tennessee. By Amendment to Charter filed for record in Book 9922, page 901, the name was changed to Beazer Homes Corp.

06326.46
IDENTIFICATION REFERENCE

99 SEP -3 PM 4:01

WILL C. BURNETT, REGISTER
DAVIDSON COUNTY, TN.

502.05

THIS IS (xx) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 5733 Murphywood Crossing
Antioch, Tennessee 37013

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date: 8-26-99

Beazer Homes Corporation dba Phillips Builders

By: Ruth Lyon, VP

561.87

NOTARY ACKNOWLEDGEMENT

(Corporate Notary Acknowledgement)

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 with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Vice President of the Beazer Homes Corporation, dba Phillips Builders a corporation, and that as such Lawyers Title being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Franklin, Tennessee on this date of August 26, 1999.

Erla J. Grumman

Notary Public

Commission Expires: 4/2c/03

ERLA J. GRUMMAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

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

0632646

IDENTIFICATION REFERENCE

99 SEP -3 PM 4:02

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11650 PAGE 903

CHRG	148884.00
CON TX	550.87
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	561.87
CHECK	561.87

09/03/99 01 16:02 0001 5026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513048