BOX #14A
G#13026-2

WARRANTY DEED

KIMBERLY A. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,295.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 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: MORTGAGEE:	MAP-PARCEL NUMBERS
DONNELLA ZAMBEZI (NAME)	BEAZER MORTGAGE CORPORATION (NAME)	MAP 164-13-0
5712 Murphywood Crossing (ADDRESS)	4344 Kenilwood Drive (ADDRESS)	PARCEL 152.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	FB #02DX-10347

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, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNELLA ZAMBEZI, MARRIED WOMAN

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

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

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9651, Page 900, amended in Book 9980, Page 482, Second Amendment in Book 10301, Page 180, Third Supplement in Book 10353, Page 575, Third Amendment in Book 10640, Page 941, and Second Supplement in Book

CONTINUED

This is unimproved ( ) This is improved (X) property, known as 5712 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 9th day of September 19 99

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: Ruth Lyon

RUTH LYON, 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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0394 09/14 0101 03CHECK 563.40

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 who, upon oath, acknowledged herself to be the Vice President of the BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, the within named bargainor, a Tennessee corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1999.

My Commission Expires: May 27, 2001

KIMBERLY R. DOUGHERTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

10717, Page 97, and annexation of Section Three of record in Book 11455, Page 769, 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.

06356614
FOR ADDITIONAL REFERENCE
99 SEP 14 AM 11:59
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11661 PAGE 345

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

0635614

INCOMING REFERENCE

99 SEP 14 AM 11:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	149295.00
CON TX	552.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	563.40
CHECK	563.40

09/14/99 01 12:02 0001 8194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516171