DJ 56

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11678 PAGE 886

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto GRAHAM P. MATTHEWS and wife, SHARON MATTHEWS, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Cambridge Forest, Section One, as of record in Plat Book 9700, page 300, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Beazer Homes Corp.; d/b/a Phillips Builders, Inc., by Warranty Deed of Double M Partners, LLC, dated March 12, 1998 and of record in Book 10846, page 818, Register's Office of Davidson County, Tennessee.

This property is known as 2304 Edencrest Drive, Antioch, TN 37013.

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, their heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 23 day of September, 1999.

BEAZER HOMES, CORP., D/B/A PHILLIPS BUILDERS

BY: Ruth Lyon, VP
Ruth Lyon, Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

policies nations deed corporate

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

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, and is authorized by the Corporation to execute this instrument on behalf of the Corporation.

WITNESS my hand and official seal this 23 day of September, 1999.

Martha Ann Beasley
NOTARY PUBLIC

My Commission Expires:

_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $188,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Graham P. Matthews
Affiant

Subscribed and sworn to before me this 23 day of September, 1999.

Martha Ann Beasley
Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owners

PROPERTY ADDRESS:

2304 Edencrest Drive
Antioch, TN 37013

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAP PARCEL NUMBER
149-15-a 23.CO

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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

0640468

IDENTIFICATION REFERENCE

99 SEP 28 PM 2:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	188000.00
CON TX	695.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	710.60
CHECK	710.60

09/28/99 01 14:55 0001 3391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521305