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

BOOK 11745 PAGE 18

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 TABITHA MCGONAGLE, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hampton Hall, Section Two, of record in Plat Book 9700, page 898, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being a part of the property conveyed to Phillips Builders, Inc., a Tennessee Corporation, by Warranty Deed of Ira Woods, et al, of record in Book 10100, page 857, 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 802, Register's Office for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 1407, page 982, Register's Office of Williamson County, Tennessee. The said Beazer Homes Corp., has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

This property is known as 904 Hallview Court, Hermitage, TN 37076.

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, her 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 12 day of November, 1999.

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

BY: _____
Ruth Lyon, Vice President

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

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[illegible]
[illegible] TAX
1958 11/16 0101 CASHIER 639.91

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, Vice President, 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 Assistant 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 12 day of November, 1999.

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)

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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 $ 168,894.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tabitha A. McGonagle
Affiant

Subscribed and sworn to before me this 12 day of November, 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:

America's Wholesale Lender
P.O. Box 10212
Van Nuys, CA 91410

PROPERTY ADDRESS:

904 Hallview Court
Hermitage, TN 37076

MAP PARCEL NUMBER
98-5-A 81.CO

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11745 PAGE 21

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

0657989

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CAMT
168894.00
CON TX 624.91
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 639.91
CHECK 639.91

11/16/99 01 14:55 0001 1958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539628