WARRANTY DEED

BOOK 11763 PAGE 826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,772.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

BOX 15

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald S. Ignatz	Chase Manhattan Mortgage	164-13/132.00
(NAME)	(NAME)	
5604 Murphywood Crossing	155 Franklin Road, Suite 350	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Phillips Builders, Inc., n/k/a Beazer Homes Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald S. Ignatz and wife, Michelle M. Ignatz

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. 122 on the Final Plat of Asheford Crossing, Section Three, as of record in Book 9700, page 545, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation, by deed from Luther A. Hill and Oly R. Hill and Charles W. Hill, as Co. Trustees, of record in Book 9336, page 227, Register's Office for 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 901, Register's Office for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, page 172, Register's Office for Davidson County, Tennessee. The said Beazer Homes Corp., has filed an assumend name as Phillips Builders with the Tennessee Secratary of State on May 24, 1996.

This conveyance is subject to any and all existing restrictions and easements of record.

99DEC-1 PM 2:10
BILL GARNER
DAVIDSON COUNTY REGISTER
DAVIDSON CO. TN.

RECEIVED FOR RECORD AND REFERENCE

06626692

538.01 CHECK 550.36

unimproved ( )
This is improved (X) property, known as 5604 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 29th day of November 19 99

Phillips Builders, Inc., n/k/a Beazer Homes Corp.
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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Vice President and _____ respectively of the Phillips Builders, Inc., n/k/a Beazer Homes Corp. the within named bargainor, and corporation, and that she/he as such Vice President 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 Ruth Lyon as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of November 19 99 .

My commission expires March 25, 2000

Notary Public

Warranty Deed from Phillips Builders, Inc., to Donald S. Ignatz and wife, Michelle M. Ignatz.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11763 PAGE 828

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

0662692

IDEN. REFERENCE

99 DEC -1 PM 2:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	145772.00
CON TX	539.36
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	550.36
CHECK	550.36

12/01/99 01 14:11 0001 6986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544591