WARRANTY DEED



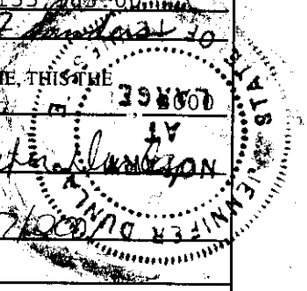
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Donnie F. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/2000
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Dr, Ste151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie F. Sanders (NAME)	America's Wholesale Lender (NAME)	98-5 A 111.00
5712 Chestnutwood Trail (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Beazer Homes Corp., d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie F. Sanders and wife, Deborah A. Sanders

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. 94 on the Plan of Section Four, Hampton Hall, of record in Plat Book 11700, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Phillips Builders, Inc., by deeds of record in Book 10100, page 839; Book 10100, page 843; Book 10100, page 848; Book 10100, page 853 and Book 10102, page 637, Register's Office for Davidson County, TN. By Articles of Amendment to the Charter of record in Book 9922, page 902 and by Corporate Resolution of record in Book 10079, page 172, said Register's Office, Phillips Builders, Inc. is now known as Beazer Homes Corp. d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions & Restrictions and By-Laws of record in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520; Plan of record in Plat Book 11700, page 2 and Plat Book 9700, page 216 (PUD Boundary); Agreements of record in Book 10584, page 114, and Book 11367, page 156, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5712 Chestnutwood Trail, Hermitage, TN 37076
(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 8th day of February, 2000

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Lyon, Asst Sec
Ruth Lyon, Assistant Secretary

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 _____, _____ .

Commission expires _____ _____

Notary Public

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 and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that she as such Assistant Secretary 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 Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 8th day of February, 2000 .

My commission expires 5/27/2001 _____

Notary Public