Instr:200002290019799 Page: 1 OF 2
REC'D FOR REC 02/29/2000 2:50:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $869.50

BOX #14A
G#13308-2

WARRANTY DEED

JOHN T COOK
LAW
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

John E. Tanner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February, 2000

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, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN E. TANNER	SUNTRUST BANK	MAP 172-14-0-A
(NAME)	(NAME)	
805 Ramble Hill Court	P. O. Box 79041	PARCEL 058.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	FB #06D-78655
(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, BEAZER HOMES CORP., A TENNESSEE CORPORATION, F/K/A 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 JOHN E. TANNER AND JERI A. TANNER, HUSBAND AND WIFE

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. 5 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 593 and 594, 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 Beazer Homes Corp. D/B/A Phillips Builders, by Deed from Wexford Downs, LLC, a Tennessee limited liability company, of record in Book 11176, Page 604, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10292, Page 51, and as amended in Book 10792, Page 822, 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 assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 805 Ramble Hill Court, Nashville, TN 37211
(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 25th day of February, 2000

BEAZER HOMES CORP.

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

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, a _____ , 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 _____, 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 _____.

My 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, 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 Assistant Secretary of the BEAZER HOMES CORP., the within named bargainor, a Tennessee corporation, and that she as such Assistant Secretary, 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 25th day of February, 2000.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires

My Commission Expires 5-26-02

Deborah H Berrie
Notary Public

LEGAL DESCRIPTION CONTINUATION

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 for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, Page 172, said Register's Office.