Instr:200003140026342 Page: 1 OF 2
REC'D FOR REC 03/14/2000 2:32:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1035.63

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys at Law 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: ~~$279,900.00~~ Affiant Subscribed and sworn to before me, this 10th day of March, 2000. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR. PERRY LEE PHENIX	AMSOUTH BANK	MAP 172-14-A
709 MISTY PINES CIRCLE	2050 PARKWAY OFFICE CIRCLE	PARCEL 70.00 CO
NASHVILLE, TENNESSEE 37211	HOOVER, ALABAMA 35244	FB# 06D 78667

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PERRY LEE PHENIX, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 MISTY PINES CIRCLE, NASHVILLE, TENNESSEE 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2000.

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

By: Ruth Lyon Asst Sec
RUTH LYON, ASSISTANT SECRETARY

STATE OF TENNESSEE)
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 ASSISTANT SECRETARY of BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of March, 2000.

My Commission Expires: 6-4-2001

Beth M. Brock
Notary Public

NOTARY PUBLIC AT LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Two Wexford Downs, as of record in Plat Book 9700, pages 593 and 594, Register's Office for said County, to which plan reference is made for a more complete description.

Being 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 11036, page 543, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10292, page 51 amended in Book 10792, page 822; (3) Easements of record in Book 10359, page 615; (4) Charter of Incorporation of Wexford Downs Homeowners Association, Inc. of record in Book 10500, page 444; (5) Agreement of record in Book 10357, page 925; and (5) All matters appearing on the Plan of record in Plat Book 9700, pages 594 and 594, said Register's Office.