WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 10 25 03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia A Peden (NAME)	Fremont Investment & Loan (NAME)	98-5A
905 Hallview Court (ADDRESS)	175 N Riverview Drive (ADDRESS)	78CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Anaheim, CA 92808 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia A Peden and husband, Anthony L Peden

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 53 on the Plan of Section Three, Hampton Hall of record in Plat Book 9700, page 898, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillips Builders Inc by deed of record in Book 10100, page 839, 843, 848, 853, and 637, Register's Office for Davidson County, Tennessee. Phillips Builders, Inc nka Beazer Homes Corp.

Subject to declaration of covenants, conditions and restrictions of record in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520,, said Register's Office.

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

Instr:200005040044908 Page: 1 OF 2
REC'D FOR REC 05/04/2000 8:01:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $661.19

unimproved ( )
This is improved (X) property, known as 905 Hallview Court, Hermitage, Tennessee 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 28th day of April, 2000

Beazer Homes Corp
By: Ruth Lyon, Asst Sec

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 Lyons and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst Sec and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that he as such Asst Sec 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 28th day of April, 2000 .

My commission expires 10 25 03

Charles A. Sullivant Jr.
Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires