PREPARED BY (AND RETURN TO):

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Instr:200007270074297 Page: 1 OF 2
REC'D FOR REC 07/27/2000 2:32:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1168.59

W & I Ref: (sk) Title No: 41813
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barry N. Ward Patricia B. Ward 404 W.F. Rust Court Nashville, TN 37221	ABN AMRO Mortgage, Inc. 2600 Big Beaver Road Troy, MI 48084

TAX MAP-PARCEL NUMBERS: 128-10-A-064

WARRANTY DEED

[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 315,835.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes, Inc. d/b/a Phillips Builders**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry N. Ward and spouse, Patricia B. Ward,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Two, Pine Forest of record in Plat Book 11700, pages 3, 4, 5, & 6 Register's Office for said County.

SAID Lot No. 49 fronts 91.00 feet on the northeasterly margin of WF Rust Court and extends back 175.00 feet on the northwesterly line and 140.00 feet on the southwesterly line to a broken line in the rear, measuring 101.99 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc. by deed from Betty Duncan, Clyde Lee Rust, Mamie Vogel, James R. Rust, Charles L. Rust, Jr., Michael Jared Rust, Richard Rust, Jr., Joyce Rust McKelvey, Evelyn Simor, Lenard Putman, James T. Putman, Andrew G. Putman, Barbara Jean Clark, Robert Martin, Marylin Harris, Judy Martin, Jean P. Miller, James Putman and Terry D. Putman of record in Book 10629, page 766, said Register's Office. By Quitclaim Deed of record in Book 11518, page 791, said Register's Office, Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation and Phillips Builders, Inc., a Tennessee Corporation conveyed subject property to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation.

The Corporate Name of Phillips Builders, Inc. was changed to Beazer Homes Corp. by Articles of Amendment to the Charter of record in book 9922, page 902, said Register's Office. A Corporate resolution reflecting said change is of record in Book 10079, page 172, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11700, Page 3,4,5, & 6, said Register's Office, which Plan shows a 20 foot minimum building setback line from the rear line and a 5 foot minimum building setback line from the northwesterly line and 15 foot easement for public utility purposes along the front line(s) and a 10 foot easement for drainae along the rear and southwesterly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 11072, page 248, Book 11515, page 987, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 404 W.F. Rust Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2000.

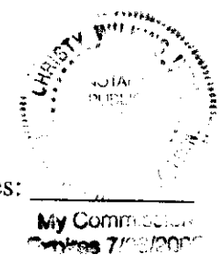
Beazer Homes, Inc. d/b/a Phillips Builders, a Tennessee Corporation

By: Ruth Lyon, Asst Sec
Title:

State of Tennessee
County of Williamson

Before me, the undersigned, 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 and was identified as Asst. Secretary (or other officer authorized to execute this instrument) of Beazer Homes, Inc. d/b/a, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 24th day of July, 2000.



Notary Public

My Commission Expires: _____
My Commission Expires 7/[illegible]/200[illegible]

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,835.00

Affiant

Sworn and subscribed before me on the 24th day of July, 2000.

Notary Public

My Commission Expires: _____