FOR RECORDING PURPOSES

LTIC File No.47626 File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $203,160.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE:
July 28, 2000

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires October 13, 2001

JAMES H. BOYD JR NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

CORPORATE FORM
WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: David W. Duty 2613 Welshcrest Dr. Antioch, TN 37013	SEND TAX BILLS TO: New Owner(s)	MAP-PARCEL NUMBER: 149/15A/86

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Beazer Homes Corp. d/b/a Phillips Builders, Inc.**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **David W. Duty and wife, Lauren E. Nichol**

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 116, on the Plan of Section Three, Cambridge Forest, as shown on plat of record in Plat Book 11700, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, Inc., by Deed of Record as Instrument No. 200001210007210, Register's Office for Davidson County, Tennessee.

Instr:200008010076062 Page: 1 OF 2
REC'D FOR REC 08/01/2000 3:13:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $751.69

THIS IS (xx) IMPROVED () UNIMPROVED PROPERTY KNOWN AS: 2613 Welshcrest Dr.
Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date: July 28, 2000

Beazer Homes Corporation dba Phillips Builders

By: Ruth Lyon, Asst Sec
Ruth Lyon, Assistant Secretary

NOTARY ACKNOWLEDGEMENT

(Corporate Notary Acknowledgement)
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, Assistant Secretary with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Assistant Secretary of the Beazer Homes Corporation dba Phillips Builders a corporation, and that as such Assistant Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Nashville , Tennessee on this date of July 28, 2000

Notary Public

Commission Expires:

JAMES H. BOYD JR. NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires October 13, 2001

FURNISHED BY:

Lawyers Title Insurance Corporation
4434 Kenilwood Drive
Nashville TN 37204