40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/00 15:50 2pgs
Fees:11.00 Taxes:512.58

20000927-0095880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,535.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 7-26-2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa L. Langston (NAME)	CTX Mortgage Company (NAME)	MAP 87-1-A
3609 Caledon Court (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 140
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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. d/b/a Phillips Builders, formerly known as Phillips Builders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanessa L. Langston

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. 72 on the Plan of Section Four - Chesney Glen, as of record in Plat Book 9700, page 844, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from David Carmack Binkley, James Everette Binkley, Richard Neil Binkley, Raymond Edward Binkley, and Mary Ann Binkley Organ, now Luffman, heirs and devisees under the Last Will and Testament of Edward Carmack Binkley, deceased, of record in Book 10017, page 699, Register's Office for Davidson County, Tennessee. 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. The said Beazer Homes Corp. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 3609 Caledon Court, Hermitage, TN 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 26th day of September, 2000

Beazer Homes Corp.
By: Ruth Lyon, Asst Sec
Ruth Lyon, Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, 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 Beazer Homes Corp. d/b/a Phillips Builders, formerly known as Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Assistant Secretary, executed the within instrument for the purposes stated therein by signing the name of the corporation by herself as such Assistant Secretary.

Witness my hand and official seal this the 26th day of September, 2000.

Notary Public

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003