WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 306,355.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: ~~March 27, 2004~~ 5-2-01
(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
Jerry A. Neal Jr. (NAME)	Fifth Third Mortgage (NAME)	128-10A
409 W F Rust Court (ADDRESS)	810 Crescent Center Drive (ADDRESS)	58CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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 dba Phillips, Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry A. Neal Jr. and Joan M. Cron, both single

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 43 on the Plan of Pine Forest Section 2, a Planned Unit Development of record in Plat Book 11700, pages 3-6, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Beazer Homes Corp dba Phillips Builders by deed from Beazer Homes Corp dba Phillips Builders and Phillips Builders Inc of record in Book 11518, page 791, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 11072, page 248 and Book 11515, page 987, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 10/26/00 08:24 2pgs
Fees:11.00 Taxes:1133.51

20001026-0106012

unimproved ( )
This is improved (X) property, known as 409 W F Rust Court, Nashville, Tennessee 37221
(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 20th day of October, 2000

Beazer Homes Corp dba Phillips, Builders
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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared RUTH LYON and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~his~~ herself to be the Asst Sec. and _____ respectively of the Beazer Homes Corp dba Phillips the within named bargainor, and corporation, and that She as such _____ 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 20th day of October, 2000 .

My commission expires ~~March 27, 2004~~

S-2-71

_____
Notary Public