WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/00 14:30 2pgs
Fees:11.00 Taxes:740.38

20001031-0108030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,104.00

Aaron D. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF October 2000

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron D. Johnson (NAME)	CTX Mortgage Company (NAME)	149-15
2352 Edencrest Drive (ADDRESS)	216 Centerview Drive (ADDRESS)	A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	60.00

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 Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron D. Johnson

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:

Being Lot No. 54 on the Plan of Cambridge Forest, Sec. 2 of record in Book 9700, Page 672 and 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 11575, Page 609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to Restrictive Covenants filed of record in Book 10332, Page 1, Register's Office for Davidson County, Tennessee.

Subject to a Telephone Line Easement filed of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee.

Subject to a Roadway Easement filed of record in Plan Book 3, Page 26, Chancery Court Clerk's Office for Davidson County, Tennessee.

Subject to Easement for Morgan Cemetary filed of record in Book 1147, Page 148, Register's Office for Davidson County, Tennessee.

Subject to Sewer & Drainage easements filed of record in Book 6881, Page 320, and Book 7453, Page 445 and Book 8795, Page 158, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2352 Edencrest Drive, Antioch, Tennessee 37013
(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 25th day of October, 2000

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an officer of BEAZER HOMES CORP dba Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Officer being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as such Officer

Witness my hand and official seal at office the 25th day of October, 2000.

My commission expires: 02/27/01

Notary Public

