WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Exnires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Rebecca L. Hoover

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of March, 2001

C E Pickering Jr

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Hoover and Rebecca L. Hoover	Guaranty Trust Company	175-1
(NAME) 721 Ansley Court	(NAME) 640 Broadnax, Suite 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, Tennessee 37130	14
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles A. Hoover and wife, Rebecca L. Hoover** 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. 87, on the plan of Ashford Crossing, Section Four of Record in book 9700, page 912, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beazer Homes Corporation, formerly Phillips Builders, Inc. a Tennessee Corporation by Warranty Deed of record in Book 9336, page 227, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, and in Book 11455, page 769, Register's Office for Davidson County, Tennessee; By-Laws of Record in book 9651, page 925 RODC; Subject to any and all matters as shown on the plan of Record in Plat Book 9700, page 912, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/20/01 10:56 2pgs
Fees:11.00 Taxes:550.93

20010320-0026561

This is unimproved ( )
improved(x) property, known as 721 Ansley Court Antioch TN 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 16th Day of March, 2001.

Ruth Lyon Asst Sec

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

BY: Ruth Lyon, Assistant Secretary

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public in and for said County and State, Ruth Lyon with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Assistant Secretary of Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation, the within-named bargainor, and that he/she as such Assistant Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation by the said Ruth Lyon as such Assistant Secretary.

Witness my hand and official seal this the 03/16/2001.

Notary Public

My Commission Expires: _____

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004