PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/31/01 14:45 2pgs
Fees:11.00 Taxes:566.58
20010531-0056533

W & I Ref: (sk) Title No: 42399
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carmen R. Hauser Chris V. Hauser 2604 Welshcrest Drive Antioch, TN 37013	Chase Manhattan Mortgage Corp. 5409 Maryland Way Suite 202 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 149-15-A-091

WARRANTY DEED

(Corporate)

$153,130.00

FOR AND IN CONSIDERATION of the sum of $ ~~153,485.00,~~ cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. d/b/a Phillips Builders**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carmen R. Hauser and spouse, Chris V. Hauser,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section Three, Cambridge Forest of record in Book 11700, page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, Inc. by deed from Double M. Partners of record in instrument no. 20000927-0095543, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11700, Page 44, said Register's Office, which Plan shows a 20 foot minimum building setback line from Welshcrest Drive together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 10332, page 1, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2604 Welshcrest Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2001.

Beazer Homes Corp. d/b/a Phillips Builders

By: Susan Battis, Asst. Sec.
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Susan Battis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 25th day of May, 2001.

CHRISTY WILKINS OVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$152,485.00~~ $153,130.00

Affiant

Sworn and subscribed before me on the 25th day of May, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

My Commission Expires: _____

Notary Public