BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,025.00

Cristina O Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: April 23, 2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Allen (NAME)	Home Mortgage, Inc. (NAME)	MAP 172-14-A
909 Brancaster Lane (ADDRESS)	305 Turnberry Circle (ADDRESS)	PARCEL 124.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Beazor Homes Corp., d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Allen and wife, Cristina O. Allen

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 the Sixth Civil District fo Davidson County, Tennessee, being Lot No. 53 on the Final Plat of Section Three of Wexford Downs, as of record in Instrument No. 20000810-0079246, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beazor Homes Corp., d/b/a Phillips Builders by deed from Wexford Downs, LLC, a Tennessee limited liability company of record in Instrument No. 20001220-0124715, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 06/05/01 17:19 2pgs
Fees:11.00 Taxes:1036.09

20010605-0058678

unimproved ( )
This is improved (X) property, known as 909 Brancaster Lane, Nashville, TN 37211
(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 May 2001

Beazor Homes Corp., d/b/a Phillips Builders
By: Susan Battis, Asst. Sec.
Susan Battis, Assistant Secretary

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 Susan Battis and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary and _____ respectively of the Beazor Homes Corp. the within named bargainor, and corporation, and that she as such Assistant Secretary 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 Susan Battis as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of May, 2001 .

My commission expires April 23, 2005

_____
Notary Public

LARRY NESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN