Davidson County DEEDWARR
Recvd: 07/31/01 09:01 3pgs
Fees:18.00 Taxes:477.30
20010731-0080848

TNDeed-Warranty (Corporation) 1
S.T.C. TRACT
REFERENCE: _____

CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of May , 2001, by and between Beazer Homes Corporation now dba Phillips Builders, Inc., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and Marcus L. Knight and Shelia S. Knight, Married to Each Other
party of the second part,
WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson , State of Tennessee:

See Attached Legal Description

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,
and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.
Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: Susan Battis, Asst. Sec.

Susan Battis - Assistant SecretaryAdministration

* *

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Susan Battis with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Assistant Secretary Adminstrtion the within named Beazer Homes Corporation, now dba Phillips Builders, Inc., a corporation, and that she as such Assistant Secretary Adminstration, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Assistant Secretary Adminstration.

WITNESS my hand and Official Seal at office this 18th day of May, 2001.

My commission expires 9-15-01

Theresa D. Dorsey

Notary Public

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

(FOR RECORDING DATA ONLY)

* *

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 129,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marcus L Knight

Affiant

Subscribed and sworn to before me this 18th day of May , 2001.

Theresa D. Dorsey

Notary Public Commission Expires: 9-15-01

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Property address 5545 Murphy Wood Crossing

Mail tax bills to: (Person or Agency responsible for payment of taxes)

MARCUS L. & SHEILA S. KNIGHT

5545 MURPHYWOOD CROSSING

ANTIOCH, TN 37013

This instrument prepared by:

HOMEFOCUS SERVICES

1831 CHESTNUT STREET, ST. LOUIS, MO 63103

State tax _____ $ _____

Register's fee _____

Recording fee _____

Total _____

T.G. #

APN: 175-01-21

RETURN DEED TO: MARCUS L. AND SHEILA S. KNIGHT
5545 MURPHYWOOD CROSSING
ANTIOCH, TN 37013

EXHIBIT "A"

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. 94 ON THE FINAL PLAT OF ASHEFORD CROSSING, SECTION FOUR OF RECORD IN PLAT BOOK 9700, PAGE 912, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION BY DEED FROM LUTHER A. HILL, OLY R. HILL AND CHARLES W. HILL AS CO-TRUSTEES OF RECORD IN BOOK 9336, PAGE 227, SAID REGISTER'S OFFICE, PHILLIPS BUILDERS, INC IS NOW KNOWN AS BEAZER HOMES CORP, PURSUANT TO A CHARTER AMENDMENT OF RECORD IN BOOK 9922, PAGE 901, R. O. D. C., AND IS DOING BUSINESS UNDER THE ASSUMED CORPORATE NAME OF BEAZER HOMES CORP., DBA PHILLIPS BUILDERS PURSUANT TO APPLICATION FILED WITH THE SECRETARY OF STATE AND BY CORPORATE RESOLUTION OF RECORD IN BOOK 10079, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being that parcel of land conveyed to PHILLIPS BUILDERS INC, NOW KNOWN AS BEAZER HOMES CORP from LUTHER A. HILL, OLY HILL AND CHARLES W. HILL, AS CO-TRUSTEES by that deed dated 05/04/1994 and recorded 05/05/1994 in Deed Book 9336, at Page 227 of the DAVIDSON County, TN Public Registry.

Tax Map Reference: 175.01-21