WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/00 08:56 2pgs
Fees:11.00 Taxes:588.20
20000912-0090201

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires [illegible] 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,974.00

X Gary G. Breegle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2000

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary G. Breegle (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 173-11-A
2013 ~~2012~~ Stanford Village Drive (ADDRESS)	P.O. Box 9274 (ADDRESS)	PARCEL 4
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (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, Beazer Homes Corp., d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary G. Breegle and wife, Katina C. Breegle

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 Davidson County, Tennessee, BEING Lot No. 103 on the Plan of Section One, Stanford Village, of record in Instrument No. 200002040012060, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Phillips Builders, Inc., by Special Warranty deed from SC Ventures, L.P. a Tennessee limited partnership, of record in Book 11263, page 521, Register's Office for Davidson County, Tennessee. By Articles of Amendment to the Charter of record in Book 9922, page 902, and by Corporate Resolution of record in Book 10079, page 172, said Register's Office Phillips Builders, Inc. is now known as Beazer Homes Corp., d/b/a Phillips Builders.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200002939911273, Instrument No. 200002280019107 and, Instrument No. 200003010020280; By-Laws of record in Instrument No. 200002170016311; Charter of record in Instrument No. 200002170016310; Easements of record in Book 2739, page 637, Book 2740, page 181, Book 11263, page 521, Book 4218, page 425, partial release of Easement in Book 11208, page 14; Easement of record in Book 2590, page 545, Book 4229, page 43 and Book 9466, page 974, Plan of record in Instrument No. 200002040012060; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2013 ~~XXXX~~ Stanford Village Drive, 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 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 30th day of August, 2000

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Lyons, Asst Sec

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 WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary and _____ respectively of the Beazer 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 Ruth Lyon as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of August, 2000.

My commission expires 9/23/2000

Judy S. Wells
Notary Public

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
September 23, 2000