Davidson County DEEDWARR
Recvd: 11/01/00 09:09 3pgs
Fees:15.00 Taxes:503.19
20001101-0108204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,996.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Amy L. Crowe and Mark Crowe
2024 Stanford Village Drive
Antioch, Tennessee 37013 .

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
173-11-0-A 007.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp.** hereinafter referred to as Grantors, hereby transfers and conveys to **Amy L. Crowe, and husband Mark Crowe** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Stanford Village, Section One, of record as Instrument No. 20000240012060, 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 Phillips Builders, Inc. k/n/a Beazer Homes Corp. d/b/a Phillips Builders by Special Warranty Deed dated November 25, 1998, from S.C. Ventures, L. P. a Tennessee limited partnership of record in Book 11263, Page 521 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record as Instrument No. 2000002040012060, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instruments of record as Instrument No. 200002030011283, Instrument No. 200002280019107, and as Instrument No. 2000003010020280, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record as Instrument No. 200002170016310, Register's Office for Davidson County, Tennessee.

Homeowners Association By-Laws of record as Instrument No. 200002170016311, Register's Office for Davidson County, Tennessee.

Easement for right-of-way of record in Book 2739, Page 637, and in Book 2740, Page 181, Register's Office for Davidson County, Tennessee.

Easement to Gulf Interstate of record in Book 2590, Page 545, Register's Office for Davidson County, Tennessee.

Easement for sewer of record in Book 9466, Page 794, and in Book 4229, Page 43, Register's Office for Davidson County, Tennessee.

Right of way granted to Columbia Gulf of record in Book 4215, Page 425, Register's Office for Davidson County, Tennessee and partially released by Partial Release of record in Book 11208, Page 14, said Register's Office.

Flood Plain Agreement of record in Book 11493, Page 254, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2024 Stanford Village Drive, Antioch, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of October, 2000.

Beazer Homes Corp.

By: Ruth Lyon, Asst Sec

Title: Asst Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Ruth Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Asst Secretary of Beazer Homes Corp., the bargainor, a corporation, and that she as such Asst Secy, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by her as Asst Secy.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of October, 2000.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-18-01