PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 01/24/01 13:38 2pgs
Fees:11.00 Taxes:479.15
20010124-0007353

W & I Ref: (gj) Title No: 42135
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan M. Maher 2120 Blake Drive Antioch, TN 37013	Bank of America 6200 Gateway Cypress, CA 90630-4842

TAX MAP-PARCEL NUMBERS: 173-11-A-26

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 129500.00,** 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 **Susan M. Maher,** 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. 40 on the Plan of Stanford Village Section 1 of record in Document No. 200002040012060, and in Document No. 200002040012061, Register's Office for said County.

SAID Lot No. 40 fronts 60.04 feet on the broken northwesterly margin of Blake Drive and extends back 103.70 feet on the northeasterly line and 138.13 feet on the southwesterly line to a dead line in the rear, measuring 68.26 feet thereon.

BEING a portion of the same property conveyed to Phillips Builders, Inc. by deed from SC Ventures, L.P. of record in Book 11263, page 5521 and Document No. 200007240072966, said Register's Office for Davidson County, Tennessee. Phillips Builders, Inc., is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, page 901, said Register's Office, 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.

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 Instrument No. 2000020400120601 and Instrument No. 200002040012061, said Register's Office, which Plan shows a 20 foot minimum building setback line from Blake Drive together with additional setback designations and 5 foot easement for drainage along the southwesterly lines and easement for drainage purposes across the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200002030011283, Instrument No. 200002280019107, Instrument No. 20003010020280, and Instrument No. 200002170016311, 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: 2120 Blake 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 19th day of January, 2001.

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, Asst Sec
Title: Ruth Lyon, Assistant Secretary

State of Tennessee
County of Williamson

Before me, the undersigned, personally appeared Ruth Lyon 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 Assistant Secretary (or other officer authorized to execute this instrument) of Beazer Homes Corp. d/b/a, 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 19th day of January, 2001.

Deborah Lori Johnson
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

DEBORAH LORI JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129500.00

Susan M. Mahn
Affiant

Sworn and subscribed before me on the 19th day of January, 2001.

Notary Public

My Commission Expires:

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003