PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **March, 2001** between **BEAZER HOMES,INC.dba PHILLIPS BUILDER** , GRANTOR, and **DARLENE DENISE GREEN and JAMES S. GREEN, husband and wife** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 182 of Truxton Park, Section One, of record in Instrument No. 20001026-0106272, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Beazer Homes Corp, dba Phillips Builders by deed from Gilbert S. Merritt and wife, Robin Saxon Merritt, and Angie Cantrell Merritt, a single person, of record in Instrument No. 200001130004767 and corrected in Instrument No. 20000911-0089924, Register's Office, Davidson County, Tennessee dated 1/13/00 and 8/25/00 respectively and recorded 1/13/00 and 9/11/00 respectively.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in the Plat of record in Instrument No. 20001026-0106272; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001030-0107559 and Instrument No. 20001011-0100896; By-Laws of record in Instrument No. 20001101-0108604; Charter of Truxton Park HOA, Inc. in Instrument No. 20001101-0108603; Stormwater Detention Agreement in Instrument No. 200008240083612, Easement and/or right of way for sewer main of record in Book 4910, page 838; Easements reserved in Book 5699, page 535 and the Charter amended (Beazer Homes Corp.) of record in Book 9922, page 901, all of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Beazer Homes, Inc. dba Phillips Builders

Ruth Lyon, Asst Sec

RUTH LYON
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/30/01 11:10 2pgs
Fees:11.00 Taxes:421.06

20010330-0030753

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, 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 himself (or herself) to be ASSISTANT SECRETARY of BEAZER HOMES,INC.dba PHILLIPS BUILDER, the within named bargainor, a corporation, and that he/she as such ASSISTANT SECRETARY, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as ASSISTANT SECRETARY.

Witness my hand and seal, at office in NASHVILLE, this the **28th** day of **March, 2001.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

Name and Address of Property Owner:

DARLENE DENISE GREEN and JAMES S. GREEN
2013 REMINGTON PARK ROAD
HERMITAGE, TN 37076

Property Address:

2013 REMINGTON PARK ROAD
HERMITAGE, TN 37076

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
NASHVILLE

Parcel #: 64-16/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$113,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Darlene Denise Green
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **March, 2001.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076