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

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **March, 2001** between **BEAZER HOMES INC.dba PHILLIPS BUILDER** , GRANTOR, and **ELIZABETH C. GOWER and husband, GEORGE E. GOWER** , GRANTEE.

W I T N E S S E T H: 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 **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

Land lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. 29 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 594, in the Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed unto Beazer Homes Corporation d/b/a/ Phillips Builders, herein by Warranty Deed from Wexford Downs, LLC, recorded on July 27, 1998, in Book 11036, Page 543, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2001, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 9700, Page 594; Restrictive Covenants of record in Book 10292, Page 51; Homeowners Association Charter of record in Book 10500, Page 444; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for 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 Builder
Ruth Lyon, Asst Sec
RUTH LYON
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/30/01 11:14 2pgs
Fees:11.00 Taxes:979.67

20010330-0030756

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 **23rd** day of **March, 2001.**

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

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

Name and Address of Property Owner:

ELIZABETH C. GOWER and GEORGE E. GOWER
1617 BRAEBURY CIRCLE
NASHVILLE, TENNESSEE 37211

Property Address:

1617 BRAEBURY CIRCLE
NASHVILLE, TENNESSEE 37211

Person Responsible for Taxes:

SUNTRUST BANK
P.O. BOX 305110, 7TH FLOOR
NASHVILLE

Parcel #: 172-14-0-A/082.00 CO

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 **$264,775.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **March, 2001.**

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

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

RETURN TO:

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