THIS INSTRUMENT PREPARED BY: **Kathryn H. Pennington** **PENNINGTON & EDMONDSON, PLC** **3011 Armory Drive** **Suite 270** **Nashville, Tennessee 37204** **(615) 744-3900** Davidson County DEEDWARR Recvd: 05/15/01 10:16 2pgs Fees:11.07 Taxes:473.19 20010515-0050008	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** **The actual consideration or value, whichever is greater for this transfer is $ 127,890.00.** Marian A. Benton **AFFIANT** **Subscribed and sworn to before me, this 8th day of May, 2001.** Ruth H. Pitt **Notary Public** **My Commission Expires:** 5/26/2002

Address New Owners As Follows:
Marian Benton
2000 Stanford Village Drive
Antioch, TN 37013

Send Tax Bills To:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Map-Parcel Numbers:
173-195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEAZER HOMES CORP., being one and the same as Phillips Builders, Inc.,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MARIAN A. BENTON,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 1, on the Plan of Stanford Village, Section One, a Planned Unit Development, of record as Instrument Number 2000204002060, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Phillips Builders, Inc., by Special Warranty Deed from SC Ventures, LP, a Tennessee limited partnership, of record in Book 11263, page 521, Register's Office for Davidson County, Tennessee. Said Phillips Builders, Inc., being one and the same as Beazer Homes Corp.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee, and any other encumbrances of record. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.
2. Right of Way Deed of record in Book 2739, page 637 and Book 2740, page 181, Register's Office for Davidson County, Tennessee.
3. Gulf Interstate Gas Transmission Line of record in Book 2590, page 545, said Register's Office.
4. Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4218, page 425, said Register's Office.
5. Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4229, page 43, said Register's Office.
6. Partial Release of Right of Way to Columbia Gulf Transmission Company of record in Book 11208, page 14, said Register's Office.

7. Right of Way Easement to SC Ventures, L.P. and Phillips Builders, Inc., of record in Book 11263, page 503, said Register's Office.
8. Declaration of Landscape Easement of record as Instrument Number 200003160027188, said Register's Office.
9. Easement to BellSouth Telecommunications, Inc., of record as Instrument Number 200103290030191, said Register's Office.
10. Subject to matters shown of record on Plat of Stanford Village, Section One, of record as Instrument Number 2000204002060 and 2000204002061, said Register's Office.
11. Charter of Stanford Village Homeowner's Association, Inc. of record as Instrument Number 200002170016310, said Register's Office.
12. Bylaws of Stanford Village Homeowner's Association, Inc. of record as Instrument Number 200002170016311, said Register's Office.
13. Declaration of Restrictive Covenants for Stanford Village of record as Instrument Number 200002030011283, said Register's Office. Said Declaration of Restrictive Covenants were Amended and Restated as Instrument Number 200002280019107; and as further amended by First Amendment to Amended and Restated Declaration of Restrictive Covenants of record as Instrument Number 200003010020280, said Register's Office.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 8th day of May, 2001.

BEAZER HOMES CORP.

BY: Ruth Lyon, Asst Sec

ITS: Asst Sec

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State 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 ____self to be the Assistant Secretary of **BEAZER HOMES CORP.**, the within named bargainor, a corporation, and that she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as such officer.

Witness my hand and official seal at office this 8th day of May, 2001.

Notary Public

My Commission Expires: 5/26/2002