PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (sk) Title No: 42662
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/19/01 09:00 2pgs
Fees:13.00 Taxes:562.84

20010719-0076403

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Lisa M. Burke<br>Robert D. Burke<br>2117 Blake Drive<br>Antioch, TN 37013 | National Bank of Commerce<br>115 29th Avenue South<br>Nashville, TN 37212 |

**TAX MAP-PARCEL NUMBERS: 173-11-A-30**

# *WARRANTY DEED*

*[Corporate]*

**FOR AND IN CONSIDERATION** of the sum of **$ 152,118.00,** 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 **Lisa M. Burke and spouse, Robert D. Burke,** 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. 95 on the Plan of Stanford Village Section One of record in Instrument Nos. 20002040012060 and 200002040012061, Register's Office for said County.

SAID Lot No. 95 fronts 60 feet on the southeasterly margin of Blake Drive and extends back between parallel lines 110.00 feet to a dead line.

BEING a portion of the same property conveyed to Beazer Home Corp., Inc., by Deed from S.C. Ventures, L.P., of record in Book 11263, page 521, and instrument no. 200007240072956, said Register's Office for Davidson County, Tennessee. Beazer Home Corp., Inc. is now known as Beazer Homes Corp. d/b/a Phillps Builders pursuant to a Charter Amendment of record in Book 9922, page 901, R.O.D.C., and is doing business under the assumed corporate name of Beazer Homes Corp. d/b/a Phillps 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. 200002040012060 and 200002040012061, said Register's Office, which Plan shows a 20 foot minimum building setback line from Blake Drive, together with additional setback designations and 20 and 10 foot foot easement for public utility and drainage purposes along the front and rear lines respectively line(s); The Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 200002030011283, 200002280019107, 200003010020280, 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:** 2117 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 29th day of June, 2001.

**Beazer Homes Corp. d/b/a Phillips Builders**

By: Ruth Lyon, Asst Sec
Title:

**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 Phillips Builders, 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 29th day of June, 2001.

Deborah Gail Johnson
Notary Public

My Commission Expires: 5/29/05

**State of Tennessee**
**County of Williamson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 152,118.00

Robert Dennis Brooks
Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

My Commission Expires: 5/30/01

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN