This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Anita G. Giles
3417 Cainbrook Crossing
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 07/19/01 10:21 2pgs
Fees:13.00 Taxes:488.20
20010719-0076536

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP **164-13**
CTRL MAP
GROUP **B**
PARCEL **5**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Beazer Homes Corp., a Tennessee corporation D/B/A Phillips Builders, Inc.**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Anita G. Giles, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 5, Asheford Crossing, Section Six**, according to survey and plat of same appearing of record in Instrument #20001010-0100374, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation D/B/A Phillips Builders, Inc., by deed from Charles W. Hill and wife, Claudia M. Hill, Luther Alvin Hill and wife, Nancy P. Hill of record in Book 10184, page 660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **3417 Cainbrook Crossing, Antioch, Tennessee 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, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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 persons 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 the **6th** day of **July, 2001.**

Beazer Homes Corp., a Tennessee corporation D/B/A Phillips Builders, Inc.

BY: Susan Battis, Asst Sec.
Printed Name: Susan Battis
Title: Asst. Secy.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Susan Battis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Asst. Secy. of **Beazer Homes Corp., a Tennessee corporation D/B/A Phillips Builders, Inc.**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 6th day of July, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $126,540.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of July, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002