PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 42803
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/22/01 13:33 2pgs
Fees:13.00 Taxes:546.27
20010822-0090729

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eleazar S. Romero Irma H. Romero 7005 Lexington Point Drive Nashville, TN 37221	SunTrust Bank P. O. Box 305110/7th Floor Nashville, TN 37230

TAX MAP-PARCEL NUMBERS: 126-15-B-1

WARRANTY DEED

{Corporate}

FOR AND IN CONSIDERATION of the sum of **$ 147640.00,** 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 Tennessee corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eleazar S. Romero and spouse, Irma H. Romero,** 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. 1 on the Plan of Lexington Point, Section One of record in Doc. No. 20000830085624, Register's Office for said County.

SAID Lot No. 1 fronts 99.60 feet on the broken southwesterly margin of Lexington Point Drive and extends back 126.39 feet on the northwesterly line and 114.32 feet on the southeasterly line to a dead line in the rear, measuring 70.74 feet thereon.

BEING part of the same property conveyed to Beazer Homes Corporation. d/b/a Phillips Builders, a Tennessee Corporation by deed from Cecil D. Branstetter of record in Book 11669, page 837, 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. No. 200008300085624, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lexington Point Drive, together with additional setback designations and 20 foot easement for utility along the front line(s) and a 10 foot easement for drainage purposes along the northwesterly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20001018-0103445 and Inst. No. 20010522-0052909, 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: 7005 Lexington Point Drive, Nashville, TN 37221

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 21st day of August, 2001.

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation

By: Ruth Lyon Ruth Lyon, Asst Sec
Title: Assistant Secretary

State of Tennessee
County of Davidson

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 Nashville, Tennessee, this 21st day of August, 2001.

Deborah Gail Johnson
Notary Public

My Commission Expires: May 29, 2005

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147,640.00

Affiant

Sworn and subscribed before me on the 21st day of August, 2001.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Wldoc: Deed Wty-Corp—12/92