WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/01 14:53 2pgs
Fees:13.00 Taxes:517.63

20010925-0103747

01B-6060

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

William A. Brodrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHLEEN D. DuPILKA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 24, 2001

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Brodrick	COLUMBIA NATIONAL, INCORPORATED	164-13B-12
(NAME)	(NAME)	
3408 Cainbrook ~~Circle~~ Crossing	P. O. Box 3050	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Columbia, Maryland 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp. , a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Brodrick and wife, Willodene S. Brodrick

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 12 on the Plan of Asheford Crossing, Section Six, a Planned Unit Development, of record as Instrument No. 2000010100100374, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to Beazer Homes Corp., dba Phillips Builders 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 taxes for 2001 and subsequent years, easements and restrictions of record.

W.A.B. W.S.B.

unimproved ( )
This is improved (X) property, known as 3408 Cainbrook ~~Circle~~ Crossing, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 28th day of August, 2001

Beazer Homes Corp.
By: Ruth Lyon Asst Sec
Ruth Lyon, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that he as such Assistant Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of August, 2001 .

My commission expires _____

KATHLEEN D. DuPILKA
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

Notary Public