Davidson County DEEDWARR
Recvd: 09/26/01 08:38 2pgs
Fees:13.00 Taxes:1063.77

20010926-0103900

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
01TN00942

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,505.00

Catherine C. Beaumont
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2001

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Clements **1009 Hickory Bark Court** **Nashville, TN 37211**	**same**	**172/14A/130.00**

FOR AND IN 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. d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary W. Clements and wife, Melissa G. Clements

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:

Being Lot No. 59 on the Plan of Wexford Downs, Section 3, as of record in Plat Instrument Number 200008100079246, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders from Wexford Downs, LLC, a Tennessee Limited Liability Company by Warranty deed dated September 7, 2001 and of record as Instrument No. 20010913-0099987, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1009 Hickory Bark Court, Nashville, Tennessee 37211
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 our hands this 20th day of September, 2001

H. Eddie Phillips, President

H. Eddie Phillips
President of Beazer Homes Corp. d/b/a Phillips Builders

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ Tennessee, this _____day of _____, 2001.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KELLY HARRISON, a Notary Public within and for the State and County aforesaid personally appeared H. Eddie Phillips with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of Beazer Homes, Inc. dba Phillips Builders the within named bargainor, and corporation, and that he as such President being authorized so to do, has executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said President, and attesting the same by the said H. Eddie Phillips as such President.

Witness my hand and official seal at office at NASHVILLE on this the 20th day of September, 2001.

My commission expires: 5-30-04 Kelly Harrison
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____ _____
Notary Public