WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 08:21 2pgs
Fees:13.00 Taxes:601.20

20011009-0109568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,486.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of September, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/4/01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Williams	Franklin American Mortgage Company	5064655 173-19
(NAME)	(NAME)	
2088 Stanford Village Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), 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 GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robin Williams** hereinafter called the GRANTEE(S), 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. 23 on the Plan of Stanford Village, Section Two, of record in Instrument Number 200102260017614, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed of record in Book 11263, Page 521 and Instrument Number 200007240072956, Register's Office of Davidson County, Tennessee. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, Page 901, Register's Office for Davidson County, Tennessee, and is doing business under the assumed corporate name of Beazer Homes Corp., d/b/a Phillips 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.

Restrictive Covenants of record in Instrument Number 200002030011293, 200002280019107, 200003010020280 and in 200103190026310; Homeowners' Association of record in Instrument Numbers 200002170016310 and 200002170016311; Right-of-Way of record in Book 2789, Page 637 and in Book 2740, Page 181; Easement for Gulf Interstate Gas Transmission of record in Book 2590, Page 545; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, Page 794, re-recorded in Book 4229, Page 43; Right-of-Way Agreement of record in Book 4218, Page 425; Right-of-Way Easement of record in Book 11263, Page 506; Agreement Regarding Use of Property for Flood Plain Calculation of record in Book 11493, Page 254, and any and all matters as shown on plat of record in Instrument Number 200102260017614; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(xx) property, known as 2088 Stanford Village Drive Antioch, TN TN 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 26th Day of September, 2001.

Beazer Homes Corp. d/b/a Phillips Builders

BY: H. Eddie Phillips, President

H. Eddie Phillips, President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, H. Eddie Phillips with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the President of Beazer Homes Corp. d/b/a Phillips Builders, the within-named bargainor, and that he/she as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Beazer Homes Corp. d/b/a Phillips Builders by the said H. Eddie Phillips as such President.

Witness my hand and official seal this the 9/26/01.

Kelly Harrison
Notary Public KELLY HARRISON

My Commission Expires: 5.30.04

