Davidson County DEEDWARR
Recvd: 10/24/01 15:57 2pgs
Fees:13.00 Taxes:935.40

20011024-0116569

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $252,810.00.

Subsribed and sworn before me this the 22nd day of October, 2001.

Affiant

(Affix Seal) WILLIAMSON CO., TN NOTARY PUBLIC

Notary Public

My Commission Expires
April 6, 2004

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013394
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Robert A. Florance and wife, Patricia M. Florance
804 Ramble Hill Court
Nashville, TN 37211

Send tax bills to:
Wells Fargo Home Mortgage, Inc
P. O. BOX 5137
Des Moines, IA 50306

Map 172-14-A Parcel 60

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Beazer Homes d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Robert A. Florance and wife, Patricia M. Florance

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 7 on the Plan of Section Two, Wexford Downs of record in Plat Book 9700, page 593 and 594, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by Deed of record in Instrument No. 199912160303924, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 804 Ramble Hill Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 22nd day of October, 2001.

Beazer Homes d/b/a Phillips Builders
BY: Ruth Lyon, Agent
Ruth Lyon
Assistant Secretary

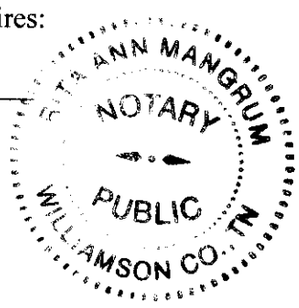
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Ruth Lyon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Assistant Secretary of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 22nd day of October, 2001.

My commission expires:

_____



Notary Public

My Commission Expires
April 6 2004