Davidson County DEEDWARR
Recvd: 11/02/01 15:11 2pgs
Fees:13.00 Taxes:920.25
20011102-0120039

PICK-UP

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Sheila Smith McKoy 1221 Wexford Downs Lane Nashville, Tennessee 37211	SAME	Map 172-14-0-A Parcel 75

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Beazer Homes Corp., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Sheila Smith McKoy ("Grantee"), her heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. 22 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 593 and 594, in the Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by deed from Wexford Downs, LLC, of record at Instrument No. 199912160303924, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) The Plan of record in Book 9700, pages 593 and 594, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions for Wexford Downs, of record in Book 10292, page 51, First Supplement in Book 10792, page 822, and Instrument number 200008100079498, Register's Office for Davidson County, Tennessee.

(3) Storm Water Detention Agreement of record in Book 10357, page 925, Register's Office for Davidson County, Tennessee.

(4) Affidavit of Heirship of record in Book 6509, page 361, said Register's Office.

(5) Charter of Wexford Downs Homeowners' Association, Inc., of record in Book 10500, page 444, Register's Office for Davidson County, Tennessee.

(6) Subject to Boundary Plat of record in Book 9700, page 221, said Register's Office.

(7) Easement to Nashville Gas Company of record in Book 10359, page 615, said Register's office.

(8) Easement to BellSouth of record in Book 10529, page 560, said Register's Office.

(9) Quitclaim Deed to Wexford Downs Homeowners Association, Inc. for open space of record in Book 10937, page 791, said Register's Office.

(10) Deed of conveyance for sanitary sewer to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 11201, page 766, said Register's Office.

(11) Deed of conveyance for water main to Metro Government of Nashville and Davidson County, Tennessee in Book 11444, page 149, and Book 11444, page 177, said Register's office.

(12) Rights of others in/to common areas/elements.

(13) Restrictions set out in the Declaration of Covenants, Conditions and Restrictions for Wexford Downs, of record in Book 10292, page 51, First Supplement in Book 10792, page 822, and Instrument number 200008100079498, Register's Office for Davidson County, Tennessee.

(14) Lien for special assessments as set forth in said Declaration of Covenants, Conditions and Restrictions for Wexford Downs, of record in Book 10292, page 51, First Supplement in Book 10792, page 822, and Instrument number 200008100079498, Register's Office for Davidson County, Tennessee.

(15) Matters shown on Mortgage Loan Inspection Survey of John Kohl & Co., P.C., Leslie Flowers, RLS No. 1659, dated October 1, 2001.

This is improved property commonly known as 1221 Wexford Downs Lane, Nashville, Davidson County, Tennessee 37211.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 1st day of November, 2001.

BEAZER HOMES CORP.

Ruth Lyon, agent

By: Ruth Lyon
Its: Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the agent of Beazer Homes Corp., the within named bargainor, a corporation, and who acknowledged that he, as such agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

WITNESS MY HAND, at office, this 1st day of November, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $248,715.00.

Affiant

Sworn to and subscribed before me this 6 day of November, 2001.

Notary Public

My Commission Expires: 5/26/02

Vanderbilt/McKoy/deed