PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/14/01 15:02 2pgs
Fees:13.00 Taxes:506.18
20011114-0125090

W & I Ref(GJ) Title No: 43036
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy A. Ruckstaetter Kacey Kinard Ruckstaetter 8233 Boone Trace Nashville, Tennessee 37221	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 126-15-B-185

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$136,805.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy A. Ruckstaetter and spouse, Kacey Kinard Ruckstaetter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Lexington Point Subdivision, Section Two of record in Doc. No. 200105150049954, Register's Office for said County.

Said Lot No. 17 fronts 64.56 feet on the southwesterly margin of Boone Trace and extends back 182.18 feet on the northwesterly line and 245.13 feet on the southeasterly line to a deadline in the rear, measuring 121.28 feet thereon.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by deed from Cecil D. Branstetter of record in Book 11669, page 837, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010515004999, said Register's Office, which Plan shows a 30 foot minimum building setback line from Boone Trace, together with additional setback building designations, and 20 foot easement for public utility purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001018-0103445 and amended in Doc. No. 20010522-0052909, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8233 Boone Trace, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of November, 2001.

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation

By: Ruth Lyon Ruth Lyon, agent
Title: **Agent**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, personally appeared **Ruth Lyon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Agent** (or other officer authorized to execute this instrument) of **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Williamson Tennessee this the 9th day of November, 2001.

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 29, 2005

Deborah Gail Johnson
Notary Public

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $136,805.00

Affiant

Sworn and subscribed before me this the 9th day of November, 2001.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Commission Expires JULY 06

Notary Public

Wldoc: Deed Wty—12/92