Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0111-50157

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 122,800.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2001.

Notary Public
My commission expires: 09/17/05

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

Address of New Owner	Send Tax Bills to:	Tax Information
Kristin E. Swinford	CTX Mortgage Company	064-16-0-D-089.00C0
1860 Brookmeadow Lane	P. O. Box 199000	
Hermitage TN 37076	Dallas, TX 75219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristin E. Swinford, an unmarried woman, and Kenneth E. Swinford, married**, hereinafter called the Grantees, their successors 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 Number 256, Section Two, Truxton Park, of record in Instrument Number 20010515-0049898, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, by deed from Gilbert S. Merritt, Jr. of record in Instrument Number 20010117-0005189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1860 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of November, 2001.

Davidson County DEEDWARR
Recvd: 12/07/01 14:53 2pgs
Fees:13.00 Taxes:454.36

20011207-0135214

Beazer Homes Corp. d/b/a

By: Susan Battis, agent

Its: ~~President~~ Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

** Susan Battis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Kurt Lyon~~, with whom I am personally acquainted, and who acknowledged that she executed the** within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**, the within named bargainor, and that she is authorized by Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation to execute this instrument on its behalf.

Witness my hand at office, this 27th day of November, 2001.

Theresa D. Dorsey

Notary Public

My Commission expires: 09/17/05

THERESA D. DORSEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 9/17/2005