# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/01 13:57 2pgs
Fees:13.00 Taxes:512.08

20011217-0139169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of December, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/7/02

(AFFIX SEAL)

COLLEEN R. GILL NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, 513 Potomac Place, #201 Smyrna, TN 37167

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Louie L. Etheridge and Marilyn F. Etheridge | SunTrust Mortgage, Inc. | Map 164 |
| (NAME) 3419 Cainbrook Cross | (NAME) P.O. Box 57028 | Group 13B |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Irvine, CA. 92619-7028 | Parcel 4.00 |
| (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., a Tennessee corporation d/b/a Phillips Builders, Inc.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Louie L. Etheridge and Marilyn F. Etheridge** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4 on the Plan of Section Six, Asheford Crossing, according to the plat thereof, recorded in Instrument No. 20001010-0100374, Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, d/b/a Phillips Builders, Inc. by Warranty Deed of record in Book 10184, page 660, Register's Office of Davidson County, Tennessee.

Declaration of Restrictions, Covenants and conditions in Book 9651, page 900, Book 9651, page 925 (By-Laws) amended in Book 9980, page 482, Book 9336, Page 238; amended in Book 10301, page 180; amended in Book 10640, page 941; Supplemented in Book 10353, page 575; 2nd Supplement in Book 10717, page 97; Supplement in Book 11455, page 769; Supplement in Instrument No. 20001018-0103441, and amended in Instrument No. 20010418-0038191; Charter for Homeowner's Association in Book 9651, page 895; Storm water detention agreement in Instrument No. 200008010075666; Power line easement in Book 1224, page 257; and, any and all matters as shown on plat of record in Instrument No. 20001010-0100374; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( X ) property, known as 3419 Cainbrook Cross Antioch 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 14th Day of December, 2001.

Ruth Lyon, agent

**Beazer Homes Corp., a Tennessee corporation d/b/a Phillips Builders, Inc.**

**BY:**
**Ruth Lyon, Agent**

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned of the state and county aforesaid, 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 herself to be the Agent of Beazer Homes Corporation d/b/a Phillips Builders, Inc., the within named bargainor, and that she as such Agent, as duty authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Agent.

Witness my hand and official seal this .

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 11/7/02