THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 80-R

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,672.00

Sherri Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

L. MOORE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene E. Key	AmSouth Bank	MAP 126-15-B
(NAME)	(NAME)	
8257 Boone Trace	2050 Parkway Office Circle	PARCEL 191
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp. d/b/a, Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marlene E. Key, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 23 on Plan Section Two, Lexington Point as of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beazer Home Corp., d/b/a Phillips Builders as of record in Book 11669, page 837, Register's office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/15/02 11:38 2pgs
Fees:13.00 Taxes:505.69

20020215-0020243

unimproved ( )
This is improved (X) property, known as 8257 Boone Trace, Nashville, Tennessee 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 12th day of February, 2002

Beazer Homes Corp. d/b/a, Phillips Builders
By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Agent and _____ respectively of the Beazer Homes Corp. d/b/a Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of February, 2002.

My commission expires July 24, 2004

Notary Public

