THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18803**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $137,035.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2002. Notary Public My Commission Expires: _____ My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr. and Mrs. David Partee 7325 Middlebrook Circle Nashville, TN 37221	**Send Tax Bills To:** Union Planters Bank P.O. Box 3137 Memphis, TN 37371	**Tax Information:** MAP 126-15-B PAR 222.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID PARTEE AND WIFE, JULIE S. PARTEE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7325 Middlebrook Circle, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2002.

Davidson County DEEDWARR
Recvd: 03/13/02 11:06 2pgs
Fees:13.00 Taxes:507.03
20020313-0031603

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, a Tennessee corporation

By: Ruth Lyon, agent
RUTH LYON, ASSISTANT SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH 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 Assistant Secretary of Beazer Homes Corp. d/b/a Phillips Builders, the maker, or a constituent of the maker and is authorized by the maker so to do, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2002.

Notary Public

My Commission Expires: _____

SEAL GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Section Two Lexington Point Subdivision, as of record in Instrument No. 20010515-0049954, Surveyor's Correction in 20011214-0138239, Register's Office for said County, to which plan reference is made for a more complete description.

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.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Instrument No. 20001018-0103445, amended in Instrument No. 20010522-0052909; (3) Charter and By-Laws of record in Instrument No 20001020-0104424; (4) Easements of record in Book 11669, page 837, and Instrument No. 20010329-0030190; and (5) All matters appearing on the Plan of record in Instrument No. 20010515-0049954, corrected in Instrument No. 20011214-0138239, said Register's Office.