STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,030.00

Janice Crowder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2002.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Crowder	Wilson Bank & Trust	Map: 064-16-0-D-120.00 CO
(NAME) 2236 Crescent Valley Lane	(NAME) 623 West Main Street	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Lebanon, TN 37087	
(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, **BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **JANICE CROWDER UNMARRIED**, hereinafter called the GRANTEE(S), 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. 278 on the plan of Section Three, Truxton Park, (R10 Cluster Lot Subdivision) of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Book 1302, page 218, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants in Instrument No. 20001011-0100896, amended in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, and Instrument No. 20020123-0009419; By-Laws in Instrument No. 20001101-0108604; Charter for Homeowner's Association in Instrument No. 20001101-0108603; Easements in Book 7877, page 328 and Book 8632, page 146; Sanitary Sewer and/or Drainage Easement in Instrument No. 20001208-0121300; and, all matters as shown on the plan of record in Instrument No. 20011024-0116272, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 2236 Crescent Valley Lane, Hermitage, TN 37076
(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 Grantor covenants with the said GRANTEE(S) that it is lawfully seized 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; 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 Grantor further covenants and binds itself, its successors and assigns, 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.

Davidson County DEEDWARR
Recvd: 04/29/02 10:21 2pgs
Fees:13.00 Taxes:488.51
20020429-0052075

Witness our hands this 26th day of April, 2002.

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

Ruth Lyon, agent

By: Ruth Lyon

Its: Agent

STATE OF Tennessee

COUNTY OF

Before me, the undersigned Notary Public, 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 himself/herself to be the Agent of Beazer Homes Corp., d/b/a Phillips Builders, the within named bargainor, a corporation, and that he/she as such Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Agent.

Witness my hand and official seal, this 26th day of April, 2002.

Linda V. Jones

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087