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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 19034** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $256,000.00.<br><br>James A Schulters<br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of May, 2002.<br><br>Notary Public<br>My Commission Expires: |

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires NOV. 25, 2003

## WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>MR/MRS. LANCEWORTH A. SCHULTERS<br>1744 Hickory Bark Lane<br>Nashville, Tennessee 37211 | **Send Tax Bills To:**<br>AMSOUTH BANK<br>2050 Parkway Office Circle<br>Birmingham, Alabama 35244 | **Tax Information:**<br>MAP 172-4-A<br>PAR 142.00CO<br>FB GSD1982 |

**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 CORPORATION D/B/A PHILLIPS BUILDERS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LANCEWORTH A. SCHULTERS AND WIFE, SHERRICE N. SCHULTERS ("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 1744 Hickory Bark Lane, Nashville, Tennessee 37211.

**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 15th day of May, 2002.

BEAZER HOMES CORPORATION
D/B/A PHILLIPS BUILDERS

Ruth Lyon, agent
BY RUTH LYON, ASSISTANT SECRETARY

Davidson County DEEDWARR
Recvd: 05/20/02 11:42 2pgs
Fees:13.00 Taxes:947.20

20020520-0061301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Corporation d/b/a Phillips Builders, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of May, 2002.

Beth Williamson
Notary Public

My Commission Expires: 5/16/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Three Wexford Downs, as of record in Plat Book Instrument No. 200008100079246, 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 Corporation d/b/a Phillips Builders by deed from Wexford Downs, LLC, a Tennessee limited liability company appearing as Instrument No. 20010306-0021020, 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 Book 10292, page 51, Instrument No. 200008100079498; (3) Charter of record in Book 10500, page 444; (4) Easements of record in Book 10359, page 615; and (4) All matters appearing as shown in Instrument No. 200008100079246, said Register's Office.