Davidson County DEEDWARR
Recvd: 07/24/02 15:19 2pgs
Fees:13.00 Taxes:468.68
20020724-0089043

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $126,670.00.

Affiant

Sworn to and subscribed before me on this the 18th day of July, 2002.

NOTARY PUBLIC
My Commission Expires:

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Elizabeth A. Baker	Same as Mortgagee	064-160-D-117.00 CO
2224 Crescent Valley Lane		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **BEAZER HOMES CORP., d/b/a Phillips Builders, a Tennessee Corporation**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ELIZABETH A. BAKER, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 275 on the Plan of Section Three, Truxton Park, recorded as Instrument No. 20011024-0116272, Registers' Office for said County to which Plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING a portion of the same property conveyed to BEAZER HOMES CORP. d/b/a Phillips Builders, a Tennessee Corporation by Deed from GILBERT S. MERRITT, JR. and recorded as Instrument No. 20010608-0060612, Registers' Office for Davidson County, TN.

This is improved property known as 2224 Crescent Valley Lane, Hermitage, Tn 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 18th day of July, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BEAZER HOMES CORP.,
d/b/a Phillips Builders, a Tennessee Corporation

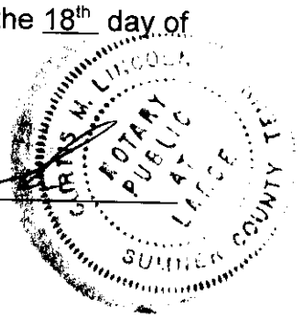
By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, undersigned, a 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 Agent or other officer authorized to execute the instrument of the BEAZER HOMES CORP., d/b/a Phillips Builders, the within named bargainor, a corporation, and that Ruth Lyon, as such Agent executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as Agent .

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of July, 2002.

Curtis M. Lincoln
NOTARY PUBLIC



My commission expires: 6-7-05