**THIS INSTRUMENT PREPARED BY:**
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 12838K

**MAP/GROUP/PARCEL:**
064-16-0-D/173.00

Davidson County DEEDWARR
Recvd: 09/18/02 14:13 2pgs
Fees:13.00 Taxes:485.07
20020918-0113977

**NEW OWNER'S NAME AND ADDRESS:**
MARGARET ANN MENDLESON
2508 WINTER SPRINGS COURT
HERMITAGE, TENNESSEE 37076

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, a corporation existing under the laws of the State of Tennessee, hereinafter called Grantor, do hereby transfer and convey unto MARGARET ANN MENDLESON, AN UNMARRIED WOMAN, its heirs and assigns, hereinafter called Grantee, property described as follows:

BEING LOT NO. 153, SECTION THREE, TRUXTON PARK AS OF RECORD IN INSTRUMENT #200106080060612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 2508 WINTER SPRINGS COURT, Hermitage, TN 37076.

BEING the same property conveyed to Grantor herein by deed of record in Instrument # 200106080060612, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

Ruth Lyon, agent

RUTH LYON, AGENT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, RUTH LYON, with whom I am personally acquainted, and who acknowledged that she is the Agent for BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, a corporation existing under the laws of the State of Tennessee, and that she as such, and with full power and authority so to do, executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of SEPTEMBER, 2002.

NOTARY PUBLIC

My Commission Expires:
8-30-04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $131,100.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of September 2002.

NOTARY PUBLIC

My Commission Expires:
1/14/04