Davidson County DEEDWARR
Recvd: 10/02/02 10:10 2pgs
Fees:13.00 Taxes:615.52
20021002-0119621

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,358.00

Deborah D. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~December 11, 2005~~.

(AFFIX SEAL)

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Sullivan	Countrywide Home Loans, Inc.	173-11A-75CO
(NAME)	(NAME)	
813 Garrett Way	750 Old Hickory Blvd., Suite 180	
(ADDRESS)	(ADDRESS)	
Antoch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEAZER HOMES CORP. DBA PHILLIPS BUILDERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES H. SULLIVAN AND WIFE, DEBORAH D. SULLIVAN,

HEREINAFTER CALLED THE GRANTEES, 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. 54 on the Plan of Section Three, Stanford Village, of record in Instrument Number 20011217-0139079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. DBA Phillips Builders by deed dated September 12, 2001 from SC Ventures Partnership, a Tennessee general partnership, successor in interest by merger with S.C. Ventures, L. P. as evidenced by Articles of Merger filed with Tennessee Secretary of State and recorded in Book 2127, Page 529, Register's Office of Williamson County, Tennessee of record in Instrument Number 20010912-0099610, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 813 Garrett Way, Antoch, TN 37013

(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 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 our hands this 27th day of September, 2002.

Beazer Homes Corp. DBA Phillips Builders
By: Ruth Lyon, agent
Ruth Lyon, Agent

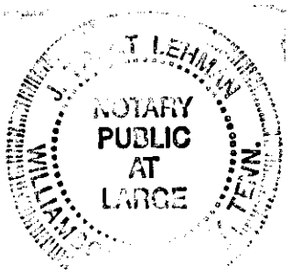
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Agent of **BEAZER HOMES CORP. DBA PHILLIPS BUILDERS**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BEAZER HOMES CORP. DBA PHILLIPS BUILDERS** by him/herself as Agent.

Witness my hand and official seal at Brentwood , Tennessee this 27th day of September, ~~2002~~

Commission expires: December 11, 2005



Notary Public