Davidson County DEEDWARR
Recvd: 10/03/02 12:22 2pgs
Fees:13.00 Taxes:501.35

20021003-0120732

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00.

Buford Deford
Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 28, 2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buford Deford and wife, Jane Deford	SAME	Map: 173-11-A
(NAME)	(NAME)	Parcel: 89
2156 Blake Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto BUFORD DEFORD AND WIFE, JANE DEFORD, 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 all of Lot No. 68, Section Three, Stanford Village, as shown by plat appearing of record in Instrument No. 20011217-0139079, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Special Warranty Deed of record in Instrument No. 20010912-0099610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200002280019107, as amended and restated in Instrument No. 200003010020280 and as supplemented in Instrument Nos. 200103190026310 and 20020123-0009420; By-Laws in Instrument No. 200002170016311; Charter for Homeowners' Association in Instrument No. 2000217-0016310; Right-of-Way Easements in Book 11263, page 503, Book 2739, page 637 and in Book 2740, page 181; Gulf Interstate Gas Transmission Line Easement in Book 2590, page 545; Sewer and/or Storm Drainage Easement in Book 7466, page 794; Right-of-Way Easement in Book 4218, page 425 and in Book 4229, page 42; and, any and all matters as shown on plat of record in Plat Book , page 20011217-0139079; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2156 Blake Drive, Antioch, 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 Grantor covenant with the said GRANTEES 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 Grantees agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, 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 26th day of September, 2002.

Beazer Homes Corp. d/b/a Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 herself to be the RUTH LYON of Beazer Home Corp dba Phillips Builders, the within named bargainor, a corporation, and that she as such Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

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

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027