Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/15/02 08:23 2pgs
Fees:13.00 Taxes:555.22

20021015-0126317

WARRANTY DEED

Preparer's File #-02I1001

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,060.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2002.

(Affix Seal) Notary Public

My Commission Expires: 7/29/06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael P. Livingston and Ellen J. Livingston	ABN AMRO Mortgage Group, Inc.	173-11-A-85 CO
909 Springs Hill Way	761 Old Hickory Blvd., Suite 401	
Antioch, Tennessee 37013	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL P. LIVINGSTON AND ELLEN J. LIVINGSTON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 64, Stanford Village, Section 3, of record in Plat at Instrument No. 200112170139079, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Beazer Homes Corp. by deed from S C Ventures Partnership of record in Instrument No. 20010912-0099610, filed on 09-12-01, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **909 Springs Hill Way, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **9th** day of **October, 2002**:

Ruth Lyon, agent _____

Beazer Homes Corp.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 9th day of October, 2002.

_____
Notary Public

My Commission Expires: _____

State of Tennessee

County of Williamson

Before me, The undersigned, of the state and county mentioned, 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 such person to be president (or other officer authorized to execute the instrument) of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, a corporation, and that such president or officer as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Beazer Homes Corp. d/b/a Phillips Builders.

Witness my hand and seal, at office in Brentwood, TN, this 9th day of October, 2002.

Notary Public

My commission expires: 7-29-06

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.