return to:

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076
03A-1602

Davidson County DEEDWARR
Recvd: 11/11/02 12:57 2pgs
Fees:13.00 Taxes:529.37

20021111-0138935

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **October, 2002** between **Beazer Homes Corp.** , GRANTOR, and **Raulston W. Tittsworth and Theresa G. Tittsworth, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 326, on the Plan of Section Four, Truxton Park of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by deed from Gilbert S. Merritt, Jr. recorded January 23, 2002, in Instrument No. 20020123-00009368, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Taxes for the year 2002 which have been proarted and assumed by grantee; any and all matters in the Plan of record in Instrument # 20020528-0064435; Charter for HOA of record in INSt # 20001101-0108603; Storm Water Detention Agreement of record in INST# 20020524-0063322; Sanitary Sewer Easment of record in INST # 20001208-0121300; Restrictions of record in INST# 20001011-0100896; 2001030-0107559; 200010522-0052910; 20020123-0009419; 20020506-0055597 and 20020718-0086907; By Laws of record in Instrument # 20001101-0108604; Minimum setaback lines along the side of property, 20' public utility easement along the fron of property and a 10' drainage easement along the rear of subject property, all of record on the Plat in Instrument # 200205280064435.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Ruth Lyon, agent
Beazer Homes Corp.
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, KELLY HARRISON, a Notary Public of said State and County aforesaid, personally appeared Beazer Homes Corp. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be AGENT of Beazer Homes Corp., the within named bargainor, a corporation, and that he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as .

Witness my hand and seal, at office in Hermitage, this the **29th** day of **October**

Kelly T Harrison
Notary Public

My Commission Expires: 5.30.04

Name and Address of Property Owner:

Raulston W. Tittsworth and Theresa G. Tittsworth
2628 Spring Farm Lane
Hermitage, TN 37076

Property Address:

2628 Spring Farm Lane
Hermitage, TN 37076

Person Responsible for Taxes:

Fremont Loan and Investment
4343 Anchor Plaza Parkway # 150
Hermitage

Parcel #: 188.00 64-16-0-D-188 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$143,072.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **October, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE

RETURN TO:

Baldwin Title
228 Jackson Meadows Drive
Hermitage Tn 37076