03 Realty Title 78-A

Prepared by:
Realty Title & Escrow Company, Inc.,
P.O. Box 1369
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/12/02 09:13 2pgs
Fees:13.00 Taxes:581.68
20021112-0139541

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $157,210.00

Elizabeth Andree
Affiant

Subscribed and sworn to before me this 5th day of November, 2002.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax-Information
Elizabeth N. Andree	Wells Fargo Home Mortgage	173-11-O-A 093.00
1012 Brianne Court	4456 Corporate Lane, Suite 100	
Antioch TN 37013	Virginia Beach, VA 23462	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. dba, Philips Builders, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Elizabeth N. Andree, hereinafter called the Grantees, their successors 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. 72 on the Plan of Section Three, Stanford Village, of record in Instrument No. 200112170139099, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Phillips Builders, Inc. by deed from SC Ventures, L. P., a Tennessee limited partnership, of record in Instrument No. 20000724-0072956, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Beazer Homes Corp. d/b/a Philips Builders by deed from SC Ventures Partnership, a Tennessee General Partnership, successor in interest by merger with SC Ventures, L. P. in Instrument No. 20010912-0099610 said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1012 Brianne Court, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of November, 2002.

Beazer Homes Corp. dba Philips Builders

By: Ruth Lyons, agent

Ruth Lyons
Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ruth Lyons with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the agent of Beazer Homes Corp. dba, Philips Builders, the within named bargainor, and that she is authorized by Beazer Homes Corp. dba Philips Builders to execute this instrument on its behalf as such agent.

Witness my hand in Nashville, TN, this 5th day of November, 2002.

Laura McClellan
Notary Public

My Commission expires ~~03/14/05~~ 6-21-03