PICK-UP

Prepared By & Return To:
Charles E. Reed
Attorney at Law
2201 Murfreesboro Drive, A-100
for Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, this transfer is $124,800.00

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

Jaime Serrano
Affiant

Subscribed and sworn to before me, this 18th day of October, 2002

Notary Public
My commission expires: 03/19/2006

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Jamie Serrano and wife, Rosa Serrano 2416 Pleasant Springs Lane Hermitage, TN 37076	NEW OWNER	641/60-D/152.00 CO

Davidson County DEEDWARR
Recvd: 11/21/02 08:40 2pgs
Fees:13.00 Taxes:461.76

20021121-0144561

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazer Homes, Corp, dba Phillips Builders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jamie Serrano and wife Rosa Serrano, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 300 on the Plan of Truxton Park, Section 3, of record in Instrument No. 200110240116272, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description
>
> Being the same property conveyed to Beazer Homes, Corporation and d/b/a Phillips Builders, by Deed of Record in Instrument No. 200106080060612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2003 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.

2. All matters appearing on the plan of Truxton Park, Section 3 of record in Instrument No. 200110240116272 Register's Office for Davidson County, Tennessee.

3. All matters of record in the Register's Office of Davidson, Tennessee.

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. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind themselves, their heirs, 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.

This property is improved property known as: 2416 Pleasant Springs Lane, Hermitage, TN 37076.

WITNESS my hand this 21st day of October, 2002.

Beazer Homes, Corp, dba Phillips Builders

By: Ruth Lyons, agent

Its:

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 Beazer Homes, Corp, and dba Phillips Builders, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 21st day of October, 2002.

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission expires: 3/19/06