Davidson County DEEDWARR
Recvd: 11/25/02 11:45 2pgs
Fees:13.00 Taxes:473.14
20021125-0145969

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $127,875.00

Affiant

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Tax Information
VICTORIA R. PICOTT	SUNTRUST BANK	MAP 64-12
2609 Spring Farm Lane	201 4th Avenue North, 7th Fl	PARCEL 67
Hermitage, Tennessee 37076	Nashville, Tennessee 37219	FB# GSD 4296

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEAZER HOMES CORP. D/B/A, PHILLIPS BUILDERS, * ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to VICTORIA R. PICOTT, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*a Tennessee corporation

This is improved property located at 2609 Spring Farm Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2002.

BEAZER HOMES CORP. D/B/A,
PHILLIPS BUILDERS

By: Ruth Lyon, agent
RUTH LYON, AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH LYON, with whom I am personally acquainted, and who 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. D/B/A, PHILLIPS BUILDERS, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of November, 2002.

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Section Four Truxton Park, as of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation by deed from Gilbert S. Merritt, Jr. of record as Instrument No. 20020123-0009368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1)By-laws of record as Instrument No. 20001101-0108604; (2) Restrictions of record as Instrument No. 20001030-0107559, amended as Instrument No. 20010522-0052910, Instrument No. 20020506-0055597, re-recorded as Instrument No. 20020718-0086907 and Instrument No. 20020123-0009419; (3) Easements of record as Instrument No. 20001208-0121300, Book 4910, page 838, Book 5699, page 535; (4) Charter of record as Instrument No. 20001101-0108603; (5) All matters appearing on the Plan of record as Instrument No. 200205280064435, said Register's Office.