Davidson County DEEDWARR
Recvd: 01/21/03 13:43 3pgs
Fees:18.00 Taxes:478.58
20030121-0008279

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

James H. Beale and Marie B. Beale	New Owner	Map 064-16-0-D
2913 Summer Hollow Court		Parcel 204.00 CO
Hermitage, TN 37076		26B 11256

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **James H. Beale and wife, Marie B. Beale**(The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Four, Truxton Park of record as Instrument Number 20020528-0064435, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp. DBA Phillips Builders, A Tennessee Corporation, by deed of record as Instrument No. 20020123-0009368, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record as Instrument No. 20020528-0064435, said Register's Office.
3. Storm Water Detention Agreement of record as Instrument No. 20020524-0063322, said Register's Office.
4. Sanitary Sewer Easement of record in Instrument No. 20001208-0121300, said Register's Office.
5. Any and all existing restrictions and easement of record.

This is improved property commonly known as 2913 Summer Hollow Court, Hermitage, Tennessee 37076.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $129,345.00.

James N Beale
Affiant

Subscribed and sworn to before me this 14th day of January, 2003.

Notary Public

My Commission Expires: 2-19-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of January, 2003.

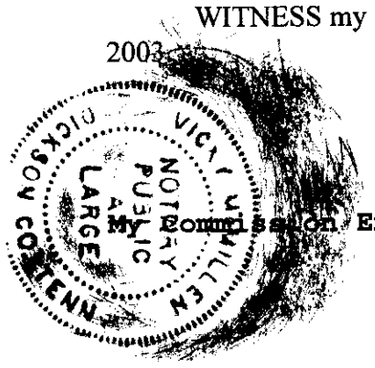
Beazer Homes Corp., DBA Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, 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 herself to be the agent of the Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation and that she as such agent executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as agent.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 2003.



Notary Public

My Commission Expires: 2-19-03