WARRANTY DEED

G-WSMC-03-8152

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,350.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rodney L. McIllwain	GreenPoint Mortgage Funding,	
8152 Boone Trace	(NAME) 5032 Parkway Plaza Blvd.	126-15-B-267
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. AND D/B/A PHILLIPS BUILDERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RODNEY L. MCILLWAIN AND WIFE, LEE ANNE G. ~~MCILLWAIN~~, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

(McIllwain)

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Lexington Point Subdivision, Section Four, of record in Instrument Number 200201160006343, Register's Office for Daivdson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Deed dated September 20, 1999, filed for record on September 21, 1999 in Deed Book 11669, Page 837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8152 Boone Trace, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 10th day of March, 2003.

Ruth Lyon, agent
Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 03/17/03 14:34 2pgs
Fees:13.00 Taxes:504.50
20030317-0035267

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Agent of the Beazer Homes Corp. DBA Phillips Builders the within named bargainor, and corporation, and that she as such agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon.

Witness my hand and official seal at Nashville, TN on this the 10 day of March, ~~2003~~ 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903