THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20390**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $136,620.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2003. Notary Public My Commission Expires:

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS MARK MCKINNEY 705 Kelsey Court Antioch, Tennessee 37013	SUNTRUST MORTGAGE, INC. 201 Fourth Ave., N., 7th Floor Nashville, Tennessee	MAP 173-11-A PAR 68.00 FB GSD 4899

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 Corporation d/b/a Phillips Builders ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mark McKinney and wife, Katherine S. McKinney ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Kelsey Court, Antioch, Tennessee 37013, Tennessee 37013.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2003.

Ruth Lyon, agent

Beazer Homes Corporation d/b/a Phillips Builders
By Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 03/27/03 15:47 2pgs
Fees:13.00 Taxes:505.49
20030327-0040467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of Beazer Homes Corporation 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 20th day of March, 2003.

My Commission Expires: 11/25/2006

Notary Public

RONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Two Stanford Village as of record in Instrument No. 20010226-0017614, 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 Phillips Builders, Inc. by special warranty deed from SC Ventures, L.P., a Tennessee limited partnership appearing as Instrument No. 200007240072956, said Register's Office. The said Phillips Builders, Inc. having changed its name to Beazer Homes Corp.

This conveyance is made subject to :(1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Instrument No. 2000022800196107, Instrument No. 200003010020280, Instrument No. 2001031290026310; (3) By-Laws of record in Instrument No. 200002170016311; (4) Charter of record in Instrument No. 200002170016310; (5) Easements of record in Book 9466, page 794, Book 11263, page 503, Book 2739, page 637, Book 2740, page 181, Book 2590, page 545, Book 4218, page 425, Book 4229, page 43, Instrument No. 200007240072956; and (6) All matters appearing on the Plan of record in Instrument No. 20010226-0017614, said Register's Office.