Davidson County DEEDWARR
Recvd: 05/12/03 16:29 2pgs
Fees:13.00 Taxes:739.63

20030512-0063692

WARRANTY DEED

G-AHF-03-1104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2003

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Sidney C. Ware	Franklin American Mortgage Co.	
1104 Wyntergrace Farm Court	(NAME) 501 Corporate Centre Drive, Suite 400	64-8-A-8 CO
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SIDNEY C. WARE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Merritt Downs, Section One, of record in Instrument Number 20010523-0053201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beazer Homes Corp. dba Phillips Builders, by Deed dated August 25, 2000 and filed for record on September 11, 2000 in Instrument Number 20000911-0089925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Instrument Number 20010608-0060785 and Instrument Number 20011127-0129417; Storm Water Detention Agreement of record in Instrument Number 2001010119-0006024, all of record, Register's Office for said County.

This conveyance is subject to Utility Easement of record in Book 4910, Page 838; Ingress/Egress Rights of record in Book 5699, Page 535; Drainage Easement of record in Book 8632, Page 146; Conveyance of Common Area of record in Instrument Number 20020619-0074316, all being of record, Register's Office for said County.

This conveyance is subject to Restrictions of record in Instrument Number 20010604-0057881 and Instrument Number 20010702-0069864, both of record, Register's Office for said County.

This conveyance is subject to By-Laws of record in Instrument Number 20010608-0060786, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 1104 Wyntergrace Farm Court, Old Hickory, Tennessee 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

By: Ruth Lyon, agent
Ruth Lyon, Agent
Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Shauna Daniels, 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 Grantor, 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, Agent.

Witness my hand and official seal at
on this the 25th day of April, 2003.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires SEP. 25, 2004

My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903