WARRANTY DEED

B-FAMC-03-8140

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,300.00

Julie A. Conde
Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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 NUMBERS
Julie A. Conde	Franklin American Mortgage	
8140 Boone Trace (ADDRESS)	(NAME) 501 Corporate Centre Drive, Suite 400 (ADDRESS)	126-15-B-270 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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. AND D/B/A PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE A. CONDE, 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:

Being Lot 81, Lexington Point, Section 4, a plan of which is filed for record as Instrument Number 2002011600006343 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description..

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by Deed dated September 20, 1999, filed for record on September 21, 1999 in 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 8140 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 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.

Witness my/our hand(s) this 29th day of April, 2003.

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

Davidson County DEEDWARR
Recvd: 05/14/03 08:17 2pgs
Fees:13.00 Taxes:548.71

20030514-0064984

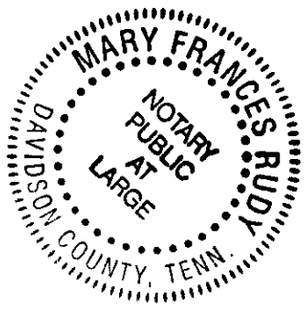
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Frances Rudy, 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., 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, Tennessee
on this the 15th day of April, 2003.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903