# WARRANTY DEED

G-UTC-03-8108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,085.00

Zemir Selimagic
Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CHARLOTTE 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 |
|---|---|---|
| Zemir Selimagic | National Bank of Commerce | |
| 8108 Boone Trace (ADDRESS) | 115 29th Avenue South (NAME) (ADDRESS) | 126-15B-297 CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZP) | Nashville, TN 37212 (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. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZEMIR SELIMAGIC AND SAMIRA SELIMAGIC, MARRIED, 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. 89 on the Plan of Section Four, Lexington Point Subdivision, of record in Instrument Number 20020116-0006343, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Lot.

Being a portion of the same property conveyed to Beazer Homes Corp dba Phillips Builders, a Tennessee corporation by deed dated September 20, 1999 and filed for record September 21, 1999 in Book 11669, Page 837 in the Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 06/26/03 07:54 2pgs
Fees:13.00 Taxes:514.61
20030626-0087653

unimproved ( )
This is improved ( X ) property, known as 8108 Boone Trace, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (Cty 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 17th day of June, 2003.

Beazer Homes Corp. dba Phillips Builders

By : Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Charles Smith, 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 Corporation, 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 Agent.

Witness my hand and official seal at

on this the 18 day of January, 2003.

Charles Smith
NOTARY PUBLIC

My Commission Expires: 11/27/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENN

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903