This Instrument Was Prepared By:

Kirk C. Waite
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/31/03 18:21 2pgs
Fees:13.00 Taxes:387.11

20030731-0109009

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $104,625.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2003.

Notary Public

My Commission Expires: 3-6

PHILLIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2005 WILLIAMSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map-Parcel
Dudley Smith	Countrywide Home Loans	135-16-0-B-14
1221 Cliftee Drive	P.O. Box 10212	
Brentwood, TN 37027	Van Nuys, CA 91410-0212	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazer Homes Corp. d/b/a Phillips Builders hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dudley Smith and wife Patricia G. Smith, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 14 on the Plan of Woodbridge at Nashboro Village-Tract 11 of record in Instrument No. 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders by deed of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2003 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.

This is improved property known as: 428 Flintlock Court Nashville, TN 37217

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of July, 2003

Beazer Homes Corp., d/b/a Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Ruth Lyons, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the Agent of Beazer Homes Corp., d/b/a Phillips Builders, the within named bargainor, and that she as such Agent, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Beazer Homes Corp., d/b/a Phillips Builders by herself as such Agent.

Witness my hand, at Brentwood, Tennessee, this 24th day of July, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN