This instrument prepared by and return to:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-288585**

Davidson County DEEDWARR
Recvd: 08/16/03 14:26 3pgs
Fees:18.00 Taxes:522.39



20030816-0119052

CORPORATE
WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-fifth day of July, 2003**, by and between **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**, parties of the first part, and **Dara Zarth and Matthew Zarth**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 78, STANFORD VILLAGE , SECTION THREE Planned Development, as shown on plat of record in Instrument No. 20011217013907 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20020718-0086541** in said Register's office.

This conveyance is made subject to:
taxes for the year 2003 and thereafter

Parcel ID #
X Improved OR
Unimproved property located at: **2185 Blake Dr., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons claiming by, through, or under him/her, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ruth Lyon, agent

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

State of **TN**

County of **Williamson**

Before me, **Ruth Foran** (name of notary public) of the State and County mentioned, personally appeared **Ruth Lyon** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be **Agent** (president or other officer authorized to execute the instrument) of **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation** the within named bargainor, a corporation, and that such **Ruth Lyon** (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Agent** (president or other officer).

Witness my hand and Seal at office in **Nashville** this **Twenty-fifth day of July, 2003.**

Notary Public

My Commission Expires: January 26, 2004

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Dara Zarth**

and Address: **2185 Blake Dr.**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Franklin American Mortgage Company
501 Corporate Center Drive,
Ste 400
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**141,187.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Miranda Pruszchalski
Affiant

Subscribed and sworn to before me this **Twenty-fifth day of July, 2003.**

Notary Public

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: January 26, 2004