STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $158,000.00.

Subscribed and sworn to before me, this 15th day of AUGUST, 2003.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 30, 2005

File No. N12680

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Demetrice Fitzgerald Timothy Fitgerald		NAME: Same	
STREET ADDRESS: 3016 Bromley Way		STREET ADDRESS:	
CITY:	STATE: Tennessee	CITY:	STATE:
ZIP CODE: 37013		ZIP CODE:	
MAP & PARCEL NO.: 149-15-0-A-362.00 CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Breazer Homes Corp. dba Phillips Builders, by Ruth Lyon, Agent

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Demetrice Fitzgerald and Timothy Fitgerald

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 6133, on the Plan of Cambridge Forest, Phase Four, as shown by plat of record an Instrument No. 200208130098017, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING a portion of the same property conveyed to Beazer Homes Corp., dba Phillips Builders, by Deed from Danco Property Investments, LLC, dated 01/28/02, recorded 02/08/02, as Document No. 200202080017194, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3016 Bromley Way, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever..

Davidson County DEEDWARR
Recvd: 08/19/03 15:28 2pgs
Fees:13.00 Taxes:584.60
20030819-0120233

WITNESS my hand this 15th day of AUGUST, 2003.

Ruth Lyon, agent

Breazer Homes Corp. dba Phillips Builders
By: Ruth Lyon, Agent

StateofTENNESSEE } ss
County of DAVIDSON

AND NOW, this 15th day of August, 2003, before me, the undersigned Notary Public, appeared **Ruth Lyon, Agent**, who acknowledged himself/herself to be the **Agent** of **Breazer Homes Corp. dba Phillips Builders**, a corporation, and he/she, as such **Agent** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as .

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Catherine C. Birmingham

Notary Public
My commission expires _____

WARRANTY DEED

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005