File #200380145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,760.00.

Janice Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2003.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Owens	America's Wholesale Lender	Map: P/O 52-10
(NAME) 4033 Longfellow Drive	(NAME) P.O. Box 10212	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JANICE OWENS, A SINGLE PERSON, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, on the Final Plat, Abbington Park, Phase One, Section One, as shown by plat appearing of record in Instrument No. 20030328-0041019, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed executed 10/03/01, as of record in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075: Storm Water Detention Agreement of record in Instrument No. 20030109-0004246 and Instrument No. 20030508-0061633; By-Laws of record in Instrument No. 20030303-0027406; Charter for Homeowners' Association of record in Instrument No. 20030303-0027405; Provisions contained in deed of conveyance of record in Book 8377, Page 820, which contains reservations for certain sewer taps; Warranty deed of Flowage easements granted to the United States of America of record in Book 2242, Page 513; Grant of Transmission Line Easement to the United States of America of record in Book 1163, Page 341; Easement for 20-foot right-of-way for ingress and egress conveyed to Olin M. Weakley, et al of record in Book 1198, Page 525; Declaration of Restrictions of record in Instrument No. 200010402-0031520; Covenants and conditions of record in Instrument No. 20000720-0071648 regarding sewer line; and, any and all matters shown on plat of record in Instrument No. 20030328-0041019; all in the Register's Office for Davidson County, Tennessee.

Any and all matters shown on the boundary survey of the subject property by Steven D. Delle, Dale & Associates, 516 Heather Place, Nashville, TN 37204, (615) 297-5166, dated September 19, 2001, rev 9-26-01.

Unimproved ( )
This is improved (X) property, known as 4033 Longfellow Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

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 our hands this 29th day of August, 2003.

Davidson County DEEDWARR
Recvd: 09/09/03 10:44 2pgs
Fees:13.00 Taxes:476.41



20030909-0131321

Beazer Homes Corp. dba Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Agentof Beazer Homes Corp. dba Phillips Builders, the within named bargainor, a corporation, and that he/she as such Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Agent.

Witness my hand and official seal, this 29th day of August, 2003.

Kimberly A. Bagg

Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075