Davidson County DEEDWARR
Recvd: 09/18/03 09:57 2pgs
Fees:13.00 Taxes:386.15

20030918-0138009

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $104,365.00

Affiant

Subscribed and sworn to before me, this 12th day of September 2003.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven M. Cruz	SouthTrust Mortgage	135-16-O-B/147.00
698 Flintlock Court	210 Wildwood Parkway, Suite 100	
Nashville, TN 37217	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Beazer Homes Corp. a corporation D/B/A Phillips Builders hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Steven M. Cruz an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147 on the plan of Woodridge at Nashville Village Tract 1 of record in Instrument No. 20021120-0143949 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

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

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Deed of conveyance of Open Space to said Homeowners Assn of record in Instrument No. 20021120-0144369 4) Easement of record in Book 10110 page 854 5) Overhead easement of record in Book 4821 page 105 and Book 4821 page 111 6) ??instmtg?? 7) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4827 page 14 and supplemental in Book 5469 page 840 and Book 7751 page 907, Instrument No. 200211040434724 and amended in 20030601-0080281 and in any allied instruments(s) referred to in said restrictions. 8) Charter for Woodridge at Nashboro Village Homeowners Association of record in Instrument No. 200211060136458 9) ByLaws for Woodridge at Nashboro Village Homeowners Association of record in Instrument No. 200211060136459

This property is improved property known as 698 Flintlock Court, Nashville, Tennessee 37217

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of September, 2003.

Beazer Homes Corp.
D/B/A Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of September, 2003, before me personally appeared Ruth Lyon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Beazer Homes Corporation acknowledged that such person executed the same as the free act and deed of Beazer Homes Corporation

Notary Public

My Commission expires 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 04014