WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/03 10:38 2pgs
Fees:13.00 Taxes:389.46

20030922-0139659

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,260.00
+ Susan McClaine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2003

Ann M Ledet
Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan McClaine (NAME)	Beazer Mortgage Corporation (NAME)	135-16-0-B-139
682 Flintlock Court (ADDRESS)	4344 Kenilwood Drive (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Beazer Homes Corp. d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan McClaine

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, TN, BEING Lot No. 139 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by deeds of record in Instrument No. 20020507-0056330 and Instrument No. 20030829-0125975, Register's Office for Davidson County, TN

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictive Covenants of record in Book 4827, page 14, as amended in Book 5469, page 840 and Book 7751, page 907; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281; By-Laws of record in Instrument No. 20021106-0136459; Plan of record in Instrument No. 20021120-0143949; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 682 Flintlock Court, Nashville, TN 37217
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the Agent and _____ respectively of the Beazer Homes Corp., the within named bargainor, and corporation, and that _____ as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25 day of SEPTEMBER, 2003.

My commission expires 7/25/2005 _____
Notary Public

ANN M. LEDET
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.