Dav. Co. File Box 14-A
jtc file no. 16612-4

WARRANTY DEED



Comm. Expires 04/10/05

Davidson County DEEDWARR
Recvd: 09/29/03 08:47 2pgs
Fees:13.00 Taxes:561.23



20030929-0143125

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 151,685.00

Mark Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK GARNER (NAME)	BEAZER MORTGAGE CORPORATION (NAME)	Map 173-16A
3108 Hidden Creek Drive (ADDRESS)	4344 Kenilwood Drive (ADDRESS)	Parcel 010.00CO
Antioch, TN 37013 (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, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK GARNER, AN UNMARRIED MAN

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 Lot No. 18 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, a Planned Unit Development, Plat as shown in Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed from Tony W. Weatherford and wife, Tina R. Weatherford, of record in Instrument No. 20020510-0058108, and by deed from David E. Stephens and wife, Sherry J. Stephens in Instrument No. 20020510-0058109, and by deed from Covenant Community, a Tennessee general partnership of record in Instrument No. 20020510-0058110, and by deed from William R. Huffman a/k/a Billy Ray Huffman, et al, of record in Instrument No. 20020510-0058112, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20020514-0059176, amended in

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 3108 Hidden Creek Drive, Antioch, TN 37013
(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 26th day of September, 2003

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

By: Ruth Lyon, agent
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 DAVIDSON

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 her oath(s) acknowledged herself to be the Agent and _____ respectively of the BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS the within named bargainor, a corporation, and that she 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 NASHVILLE, TN on this the 26th day of September, 2003.

My commission expires _____ _____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

Instrument No. 20030313-0033781, and By-Laws of record in Instrument No. 20030303-0027389, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

DEBORAH H. BEENE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
Comm. Expires 3/25/06