File #200350795

Davidson County DEEDWARR
Recvd: 09/29/03 13:26 2pgs
Fees:13.00 Taxes:411.07

20030929-0143475

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neal A. Faught | Chase Manhattan Mortgage Corporation | P/O Map & Parcel 141-12 |
| (NAME) 3201 Harpeth Springs Drive, Unit 187 | (NAME) P.O. Box 572405 | 2003 M&P 141-12-D-187.00 |
| (ADDRESS) Nashville TN 37221 | (ADDRESS) Murray UTAH 84157 | |
| (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. 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 **NEAL A. FAUGHT, UNMARRIED,** 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 Unit No. 187, Building 34, on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20030213-0019999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed dated September 10, 2002 of record in Instrument No. 20020912-0110994, 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. 20030205-0016044 and amended in Instrument No. 20030303-0027396 and in Instrument No. 20030806-0111893; By-Laws of record in Instrument No. 20030218-0020999; Charter for Riverbridge Homeowners' Association of record in Instrument No. 20030218-0020998; Easement of record in Instrument No. 20021217-0155374 and in Instrument No. 20030218-0020998; All matters on the PUD Boundary Plat of record in Instrument No. 20020709-0082561; Quitclaim Deeds for common areas of record in Instrument No. 20030303-0027395 and in Instrument No. 20030303-0027398; Easements and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7601, Page 415; and, any and all matters shown on plat of record in instrument No. 20030213-0019999; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 3201 Harpeth Springs Drive, Unit No. 187, Nashville, TN 37221
(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 26th day of September, 2003.**

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation

Ruth Lyon, agent

By: Ruth Lyon

Its: Agent

STATE OF Tennessee

COUNTY OF Williamson

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 herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, the within named bargainor, a corporation, and that she as such Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

**Witness my hand and official seal, this 26th day of September, 2003.**

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE MARION COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076