BOX #14A

G#16604-3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 177,851.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Comm. Expires 5/30/07

Davidson County DEEDWARR
Recvd: 10/01/03 09:16 2pgs
Fees:13.00 Taxes:658.05
20031001-0144623

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: MORTGAGEE:	MAP-PARCEL NUMBERS
Ronald Royer (NAME)	Beazer Mortgage Corporation (NAME)	MAP 173-16-0-A
3101 Hidden Creek Drive (ADDRESS)	4344 Kenilwood Drive (ADDRESS)	PARCEL 019.00co
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 Ronald Royer and wife, Susan Royer

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. 69 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 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 3101 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 30th 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

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

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My 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, 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 the Beazer Homes Corp. D/B/A Phillips Builders, the within named bargainor, a Tennessee corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2003.

My Commission Expires: _____ _____
Notary Public

LEGAL DESCRIPTION CONTINUATION

been prorated and were paid by the Grantor herein.

