Davidson County DEEDWARR
Recvd: 10/02/03 12:39 2pgs
Fees:13.00 Taxes:540.59

20031002-0145669

WARRANTY DEED

B-BOT-03-4295

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,105.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah T. Cox	Bank of Tennessee	
3028 Harpeth Springs Drive	(NAME) 301 East Center Street	141-12
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), 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 Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH T. COX, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 36 on the Final Plat of Riverbridge Community, Phase 1A a Planned Unit Development, of record in Instrument Number 20030213-0019997, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Deed dated September 10, 2002 and filed for record on September 12, 2002 in Instrument Number 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance of Common Area of record in Instrument Number 20030303-0027395; P.U.D Boundary Plat of record in Instrument Number 20020709-0082561; Storm water Detention Agreement of record in Instrument Number 20021217-0155374, all being of record of the said Register's Office.

Ingress/Egress Easements of record in Deed Instrument Number 20020912-0110994; Railway Easements of record in Book 1298, Page 244; Easement to Harpeth Valley Utility of record in Book 7601, Page 415, all being of record of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to HOA Charter of record in Instrument Number 20030218-0020998, Register's Office for said County.

Restrictive Convenants of record in Deed Instrument Number 20030205-0016044 and Instrument Number 20030303-0027396, Register's Office of said County.

This conveyance is subject to Easement for flow of the waters of the Harpeth River and the right of the public therein.

This conveyance is subject to By-Laws of record in Instrument Number 20030218-0020999, Register's Office for said County.

This conveyance is subject to Rights of the Upper and Lower Riparian Owners to the flow of the Harpeth River.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith at Book _____, page _____ or Instrument No. _____, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3028 Harpeth Springs Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 24th day of September, 2003.

Beazer Homes Corp. d/b/a Phillips Builders
Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted and who upon her oath(s) acknowledged She is to be the Agent of ~~the~~ Beazer Homes Corp., the within named bargainor, and corporation, and that She as such Agent 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.

Witness my hand and official seal at Nashville, TN on this the 25 day of September, ~~2003~~ 2003

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903