This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 140-060CO
PARCEL: 011.00CO

New Owners Address
Send Tax Bills To Same Address:
Lori Denise Wiginton
975 Mountain Valley Drive
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 10/02/03 13:13 2pgs
Fees:13.00 Taxes:564.24
20031002-0145694

# WARRANTY DEED

**THIS INDENTURE,** made this 1st day of October, 2003 between

**Beazer Homes Corp. d/b/a Phillips Builders**

hereinafter referred to as **Grantor**, and

**Lori Denise Wiginton**

hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 21 on the Plan of the Riverbridge Community Subdivision, of record in Instrument Number 20030213-0019997 Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by General Warranty Deed dated 9/10/2002 from The Vanderbilt University, a Tennessee Not For Profit Corporation of record in Instrument Number 20020912-0110994, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

No boundary survey having been made at the time of this conveyance and the legal description being different from the previous deed of record, the source of the new description is Plat Book 20030213-0019997.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Beazer Homes Corp. d/b/a Phillips Builders by:**

Ruth Lyon, agent

**Title:**_____

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 and who upon his oath acknowledged himself/herself to be the AGENT of Beazer Homes Corp. d/b/a Phillips Builders, a corporation, the within named bargainor and that he 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 himself/herself as such AGENT.

WITNESS my hand and official seal at office in NASHVILLE, TN, Tennessee on this the 1ST of October 2003

Notary Public

My Commission Expires: 5-30-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $152,496.00.

Affiant

Sworn to and subscribed before me, this ____day of October, 2003

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,496.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Oct 20 03

Deputy Register