Davidson County DEEDWARR
Recvd: 10/06/03 10:02 3pgs
Fees:18.00 Taxes:395.88

20031006-0147012

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,995.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF ____, 2003.

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES: March 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 1130 8th Ave., South, Nashville, TN 37203

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Beazer Homes Corp. dba		
Phillips Builders, A Tennessee Corporation (NAME)	Washing Mutual Bank, F. A. (NAME)	Map 141
2828 Hillside Drive (ADDRESS)	P. O. Box 25064 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Irvine, CA. 92623-9664 (CITY) (STATE) (ZIP)	Parcel 12

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

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

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Keely S. McFarland

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 188, as shown on the map entitled Riverbridge Community, of record as Instrument No. 20040213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beazer Homes Corp. d/b/a/ Phillips Builders, A Tennessee Corporation, by deed of record as Instrument No. 20020912-0110994, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20030205-0016032, said Register's Office.

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

Taxes for the year 2003 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 3203 Harpeth Springs Dr., Nashville, TN 37221

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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

Ruth Lyon, agent

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

Acknowledgment for Corporations

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 president (or other officer authorized to execute the instrument) of Phillips Builders, A Tennessee Corporation, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer.)

Witness my hand, at office, this 26th day of September, 2003

Charlotte A. Bethel

Notary Public

MY COMMISSION EXPIRES:
March 27, 2004

