Davidson County DEEDWARR
Recvd: 10/06/03 14:37 2pgs
Fees:13.00 Taxes:786.25
20031006-0147529

This Instrument Prepared by:
First Volunteer Title and Real Estate Services, Inc.
1333-E West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Mary Ann English
1312 Autumn Lane
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corp.
D/B/A First Tennessee Home Loans
111 Westwood Place, Suite 109
Brentwood, TN 37027

MAP 64
GROUP 8A
PARCEL 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, WE, BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, have this day bargained and sold, and do hereby transfer and convey unto MARY ANN ENGLISH, Trustee of the English Survivor's Trust, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 27, on the Plan of Section One, Merritt Downs, as shown on plat of record in Plat instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation in Instrument No. 20000911-0089925, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1312 Autumn Lane, Old Hickory, TN 37138

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat recorded in Instrument No. 20010523-0053201, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of September, 2003.

BEAZER HOMES, dba PHILLIPS BUILDERS
BY:
Ruth Lyon, agent
RUTH LYON, AGENT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared, **RUTH LYON**, the bargainor, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), upon her oath acknowledged herself to be the Agent for **BEAZER HOMES, dba PHILLIPS BUILDERS,** 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 company, by the said **RUTH LYON**, as such Agent.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 25th day of September, 2003.

Kelly J Harrison
NOTARY PUBLIC

My Commission Expires: 5-30-04

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $212,500.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

Marylou English, Trustee
AFFIANT

Subscribed and sworn to before me this the 25th day of September, 2003.

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: _____