WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/03 11:14 2pgs
Fees:13.00 Taxes:400.70
20031008-0149365

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,298.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Sorrell (NAME)	Home Star Mortgage Services, LLC (NAME)	135-16-0-B-136
676 Flintlock Court (ADDRESS)	W115 Century Road (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Paramus, NJ 07652 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Sorrell and wife, Heather Sorrell

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:

Certain property in Davidson County, TN, described as Lot No. 136 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, recorded at Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being part the same property conveyed to WDN Properties, LTD, by deed dated December 27, 1996, of record in Book 10307, page 82, Register's Office for Davidson County, Tennessee, and further conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by deed from WDN Properties, LTD, dated May 3, 2002 of record in Instrument No. 20020507-0056330, and further conveyed to Jimmy Ray Looper and wife, Yolanda G. Looper by Deed from Beazer Homes Corporation D/B/A Phillips Builders of record in Instrument No. 20030815-0117552, as corrected and re-recorded in Instrument No.

CONTINUED

unimproved ( )
This is improved (X) property, known as 676 Flintlock Court, Nashville, TN 37217
(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 2nd day of October, 2003

Beazer Homes Corp. d/b/a Phillips Builders
By: 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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Agent and _____ respectively of the Beazer Homes Corp., the within named bargainor, and corporation, and that She as such Agent and _____ 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 as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 2nd day of OCTOBER, 2003.

My commission expires 11/25/2005 _____

Notary Public

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.