This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $111,650.00.

Affiant

Subscribed and sworn to before me This 9th day of October, 2003.

Notary Public

My Commission Expires: 3.6 -

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/16/03 14:13 2pgs
Fees:13.00 Taxes:413.11
20031016-0153547

Address New Owner	Send Tax Bills to:	Map-Parcel
Randall B. Smith 309 Lake Valley Drive Franklin, TN 37069	Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212	135-16-O-B-019

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazer Homes Corporation d/b/a Phillips Builders, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Randall B. Smith and Sonya R. Smith, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 19 on the Plan of Woodridge at Nashboro Village, Tract 11, of record in Instrument No. 200211200142949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by Special Warranty Deed of record in Instrument No. 200205070056330, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Instrument No. 200211200142949, Register's Office for Davidson County, Tennessee.

This is improved property known as: 438 Flintlock Court Nashville, TN 37217

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of October, 2003

Beazer Homes Corporation d/b/a
Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, 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 the Agent for Beazer Homes Corporation d/b/a Phillips Builders and that she as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Agent.

Witness my hand at Brentwood, Tennessee this 9th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN