WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/03 15:19 2pgs
Fees:13.00 Taxes:615.99

20031020-0154884

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,485.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lenders Title and Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith C Andrews	Judith C Andrews	173-16-0-A-188.00 CO
(NAME)	(NAME)	
3036 Hidden Creek Drive	3036 Hidden Creek Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(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, a Tennessee corporation, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Judith C Andrews, 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. :

Being Lot No. 10 on the Plan of Hidden Creek, Phase 1, Section 2, as of record at Instrument No. 20030226-0025759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, Inc. by deed from Tony W. Weatherford and wife, Tina R. Weatherford dated April 26, 2002 and filed for record at Instrument No. 20020510-0058108; by deed from David E. Stephens and wife, Sherry J. Stephens dated April 26, 2002 and filed for record at Instrument No. 20020510-0058109; by deed from Covenant Community dated May 10, 2002 and filed for record at Instrument No. 20020510-0058110 and by deed from William R. Huffman (a/k/a Billy Ray Huffman), Randolph Alan Huffman (a/k/a Randy Huffman) and Rhonda Huffman Lehmer (f/k/a Rhonda Huffman) dated May 10, 2002 and filed for record at Instrument No. 20020510-0058112, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record at Instrument No. 20030226-0025759, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record at Instrument No. 20020514-0059176 and 20030313-0033781, said Register's Office.

c) Hidden Creek Homeowners Associations By-Laws as of record at Instrument No. 20030303-0027389, said Register's Office.

unimproved ■

This is improved X property, known as 3036 Hidden Creek Drive, Antioch, TN 37013

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of October, 2003.

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, agent

Beazer Homes Corp. d/b/a Phillips Builders

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors,Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation , with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 15th day of October, 2003

Commission expires: March 4, 2007

Kandace Tomes Notary Public

