Davidson County DEEDWARR
Recvd: 11/05/03 14:51 3pgs
Fees:18.00 Taxes:402.82

20031105-0162561

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,870.00 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Oct., 2003.

NOTARY PUBLIC

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

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Edward A. McFarland	Calvary Banking	Map 141
(NAME)	(NAME)	
3213 Harpeth Springs Drive	114 West College Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37130	Parcel 12
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Edward A. McFarland, unmarried

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 Lot(s) Unit 197, as shown on the map entitled Riverbridge Community, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal 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 3213 Harpeth Springs Drive, 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 30th day of October, 2003.

Ruth Lyon, agent

_____

ACKNOWLEDGMENT: see attached

STATE OF TENNESSEE }
County of _____ }

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 _____ day of _____, 2003.

_____
Notary Public

My Commission expires:

_____

Acknowledgement for Corporations (TCA 66-22-108(a)]

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, 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 and official seal at office this 30th day of October, 2003.

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES:
March 27, 2004

