THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21786-09-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $108,345.00. Patricia Green Affiant Subscribed and sworn to before me, 29th day of October, 2003. Christina M. Read Notary Public My Commission Expires: November 25, 2006

WARRANTY DEED

Address New Owner: Diana J. Easley 3227 Harpeth Springs Drive Nashville, TN 37221	**Send Tax Bills To:** 1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	**Tax Information:** Map No.141-06-0-D Parcel No. 185.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana J. Easley, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3227 Harpeth Springs Drive, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2003.

Beazer Homes Corp. dba Phillips Builders

By: Ruth Lyon, agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, 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/himself to be the AGENT (or other officer authorized to execute the instrument) of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, a corporation, and that he/she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in NASHVILLE, Tennessee, 29th day of October, 2003.

Kelly Harris

Notary Public

My Commission Expires: 5-22-07

Davidson County DEEDWARR
Recvd: 11/10/03 15:29 2pgs
Fees:13.00 Taxes:400.88

20031110-0164634

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 185 on the Plan of RiverBridge Community, a Planned Unit Development as of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by deed dated September 10, 2002 from The Vanderbilt University of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties,
(2) Restrictions of record in Instrument No. 20030205-0016032,
(3) Easements of record in Book 7601, page 415 , Book 1298, page 244
(4) By-Laws of record in Instrument No. 20030218-0020987
(5) All matters appearing on the Plan of record in Plat Book Instrument No. 20030213-0019999, said Register's Office.