WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth O. Walker (NAME)	Mortgage Company of America (NAME)	Map & Parcel
4024 Longfellow Drive (ADDRESS)	2416 21st Avenue South (ADDRESS)	052-00-0-050.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 Kenneth O. Walker, married

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 all of Lot No. 119 on the Plan of Abbington Park, Phase One - Section One, as shown on survey and plat of same appearing of record as Instrument #200303280041019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, by deed dated October 5, 2001, from J. E. Stevenson, Trustee, as shown of record as Instrument #20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record as Instrument #200302130020075; Instrument #200303030027405; Instrument #200303030027406; Instrument #2000104020031520; and Instrument #200007200071648; Register's Office for Davidson County, Tennessee. This conveyance is also subject to a reservation for sewer taps of record in Book 8377, page 820; to a flowage easement to the United States of record in Book 2242, page 513; to a transmission line easement to the United States of record in Book 1163, page 341; and to a 20 foot right-of-way of record in Book 1198, page 525; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 11/19/03 11:48 2pgs
Fees:13.00 Taxes:514.30

20031119-0168788

unimproved ( )
This is improved (X) property, known as 4024 Longfellow Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town)

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 14th day of November, 2003

Beazer Homes Corporation, d/b/a Phillips Builders, TN Cr
By: Ruth Lyon, agent
Ruth Lyon, Agent

Nov.14. 2003 9:07AM BRAGG,MANSFIELD & STEGALL No.0302 P. 5/8

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

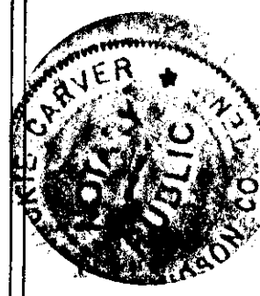
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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 his oath(s) acknowledged himself to be the Agent and _____ respectively of the Beazer Homes Corporation the within named bargainor, and corporation, and that he as such Agent and _____ being authorized so to do, executs 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 Murfreesboro, TN on this the 14th day of November, 2003.

My commission expires 5-30-04

Notary Public



Nov.14. 2003 9:07AM BRAGG,MANSFIELD & STEGALL No.0302 P. 6/8