Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
332 Cedarcreek Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $264,271.00.

Affiant

Subscribed and sworn before me this the 11th of December, 2003.

Notary Public
My commission expires:

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 12/15/03 14:33 2pgs
Fees:13.00 Taxes:977.80

20031215-0179129

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dianne Martin	Countrywide Home Loans, Inc.	172-14-A-144-CO
1736 Hickory Bark Lane	718 Thompson Lane, Suite 104	
Nashville, TN 37211	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. D/B/A Phillips Builders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dianne Martin, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Wexford Down, Section 3, of record in as Instrument No. 20000810-0079246, 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 CORPORATION D/B/A PHILLIPS BUILDERS, by deed of record as Instrument No. 20031208-0175740, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1736 Hickory Bark Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th of December, 2003.

Beazer Homes Corp.
DBA Phillips Builders
By Ruth Lyon, agent

Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for 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 **her** oath acknowledged **Ruth Lyon** to be the **Agent** of the within named bargainor, a corporation, and that **Ruth Lyon** as such **Agent**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Ruth Lyon** as such **Agent.**

Witness my hand and official seal this 11th of December, 2003.

My commission expires:

Notary Public

