Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 12/30/03 09:54 1pgs
Fees:13.00 Taxes:565.73

20031230-0183614

WARRANTY DEED

Preparer's File #-03L1410

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 19th DAY OF DECEMBER, 2003.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Darrell Sadler, II and Linda Marie Hendrich	Churchill Mortgage Corp.	173-11-A-110CO
2141 Blake Drive	761 Old Hickory Blvd., Suite 401	
Antioch, TN 37013	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JOHN DARRELL SADLER, II AND LINDA MARIE HENDRICH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89, Stanford Village, Section 3, of record in Plat Instrument No. 20011217-0139079, to which plat reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by deed from SC Ventures Partnership of record in Instrument No. 20010912-0099610, executed on 09/12/2001, and filed on 09/12/2001, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **2141 Blake Drive, Antioch, Tennessee 37013**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **19th** day of **December, 2003**:

Ruth Lyon, agent
BEAZER HOMES CORP. DBA PHILLIPS BUILDERS

By: Ruth Lyon

Title: Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, 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 such person to be the Authorized Agent of **BEAZER HOMES CORP. DBA PHILLIPS BUILDERS**, the within named bargainor, a corporation, and that such president or officer as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Beazer Homes Corp. DBA Phillips Builders, by Ruth Lyon, Authorized Agent.

Witness my hand and official seal at Brentwood, TN, this 19th day of December, 2003.

Notary Public

My Commission Expires: 6-3-06