WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 147,150.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF DECEMBER, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

DAVIDSON COUNTY, TN MAY 30, 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Spencer Porter and Susan Porter	Wells Fargo Home Mortgage, Inc.	MAP:173-16-A
3404 Chandler Cove Way	4456 Corporation Lane	Parcel:30.00 CO
Antioch, TN 37013	Virginia Beach, VA 23462	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SPENCER PORTER AND WIFE, SUSAN PORTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3404 Chandler Cove Way, Antioch, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said 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 hand on the 19th day of December, 2003.

Davidson County DEEDWARR
Recvd: 01/06/04 09:21 2pgs
Fees:13.00 Taxes:544.46
20040106-0001711

Beazer Homes Corp. d/b/a Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon, Escrow/Closings Department Head of the Phillips Builders Division

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Ruth Lyon, Escrow/Closings Department Head of the Phillips Builders Division of BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are authorized to execute the within instrument on behalf of BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS by Ruth Lyon, Escrow/Closings Department Head of the Phillips Builders Division for the purposes therein contained.

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

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, Plat as shown in Instrument Number 20030213-0020016 as corrected in Instrument Number 20030331-0042208 and in Instrument Number 20031120-0169641, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed from Tony W. Weatherford and wife, Tina R. Weatherford of record in Instrument Number 20020510-0058108, and by deed from David E. Stephens and wife, Sherry J. Stephens in Instrument Number 20020510-0058109, and by deed from Covenant Community, a Tennessee general partnership of record in Instrument Number 20020510-0058110, and by deed from William R. Huffman a/k/a Billy Ray Huffman, et al, of record in Instrument Number 20020510-0058112, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein