Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #03-1710

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Bengelsdorf and spouse Sarah Bengelsdorf**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, as of record in Instrument # 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beazer Homes Corp. d/b/a and Phillips Builders, a Tennessee Corporation by deed of record in Instrument #20011116-0125995, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6409 Riverplace Drive, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of December, 2003

Davidson County DEEDWARR
Recvd: 01/12/04 12:57 2pgs
Fees:13.00 Taxes:1320.90
20040112-0004623

Beazer Homes Corp. d/b/a Phillips Builders, A Tennessee Corporation

Ruth Lyon, agent

By: Ruth Lyon, Agent

State of Tennessee)
County of Davidson)

On this 24th day of December, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ruth Lyon, Agent for Beazer Homes Corp. d/b/a and Phillips Builders, a Tennessee Corporation, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument as such Agent, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 357,000.00.

X Ruth Lyon, agent
Affiant

Sworn and subscribed before me on this the 24th day of December, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Steven Bengelsdorf
6409 Riverplace Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Priceline Mortgage
8211 Cypress Plaza Dr
#103
Jacksonville, FL 32256

TAX MAP-PARCEL #:
126-16-A-38CO