Davidson County DEEDWARR
Recvd: 01/13/04 08:10 2pgs
Fees:13.00 Taxes:513.12

20040113-0004917

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~135,700.00~~ 138,680.00

Carrie Burce
Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2004.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES: MAR. 31, 2007
(AFFIX SEAL)

B-FTM-03-3136

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Staci D. O'Neal	Fifth Third Mortgage Company	
3136 Hidden Creek Drive (ADDRESS)	810 Crescent Center Drive Suite 100 (ADDRESS)	173-16-A-38.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZP)	Franklin, TN 37067 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STACI D. O'NEAL, UNMARRIED, 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:

Being Lot No. 23 on the Plan of Hidden Creek Drive, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Instrument Number 200302130020016, Register's Office for Davidson County, Tennessee

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Deed dated May 10, 2002 and filed for record May 10, 2002 of record in Instrument Number 20020510-0058110, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3136 Hidden Creek Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of January, 2004.

Ruth Lyon, agent
Beazer Homes Corp. d/b/a Phillips Builders

By: RUTH LYON

Title: AGENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me,
Deena L. O'Brien, a Notary Public within and for said County and State aforesaid, personally appeared
Ruth Lyon, with whom I am personally acquainted and who upon
_____oath(s) acknowledged ~~she~~ herself to be the agent of
the Beazer Homes Corp dba Phillips Builders, the within named bargainor, and corporation, and that she as such
agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
Ruth Lyon, agent.

Witness my hand and official seal at
Davidson County, TN
on this the 6 day of Jan, 2005.

Deena L. O'Brien
NOTARY PUBLIC

My Commission Expires: _____

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903