THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22004-11-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112,208.00. Heather Williams Affiant Subscribed and sworn to before me this 16th day of January, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Heather Williams 3085 Harpeth Springs Drive Nashville, TN 37221	**Send Tax Bills To:** 1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	**Tax Information:** Map No.141-6-D Parcel No. 42.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corp. dba Phillips Builders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Williams, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3085 Harpeth Springs Drive, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of January, 2004.

Beazer Homes Corp. dba Phillips Builders

Ruth Lyon, agent

Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 01/23/04 09:51 2pgs
Fees:13.00 Taxes:415.17

20040123-0009036

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of 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 oath, acknowledged herself to be the Agent (or other officer authorized to execute the instrument) of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, a corporation, and that she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of January, 2004.

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 42 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Townhomes of Riverbridge, a horizontal property regime established by Master Deed of record in Instrument No. 20030205-0016032, said Register's Office.

Being part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders a Tennessee Corporation by deed dated September 10, 2002 from The Vanderbilt University, a Tennessee Not For Profit Corporation, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee;
2) Declaration of Covenants, Conditions and Restrictions for The Townhomes of Riverbridge of record in Instrument No. 20030205-0016032, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
3) By-Laws of The Townhomes of Riverbridge Homeowner's Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee;
4) Dedication of common area to The Townhomes of Riverbridge Homeowner's Association of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of The Townhomes of Riverbridge Homeowner's Association of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee;
6) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
7) Easement for the flow of a creek across the subject premises;
8) All matters appearing on the Boundary Plan of RiverBridge Development of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee;
9) All matters appearing on the Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee;
10) Easement of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee;
11) Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee; and
12) Storm water detention agreement of record in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee.