Davidson County DEEDWARR
Recvd: 02/03/04 16:03 2pgs
Fees:13.00 Taxes:551.98
20040203-0013236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,185.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joylyn C. Benson
3024 Hidden Creek Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
P.O. Box 6502
Springfield, OH 45501-6502

MAP-PARCEL NUMBERS:
173-16-A-185.00 Co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Joylyn C. Benson, a single person,** hereinafter referred to as Grantees, their heirs and assigns a 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. 7, on the Plan of Hidden Creek, Phase 1, Section 2, of record in Plat Instrument No. 20030226-0025759, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument No. 20030226-0025759, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20020514-0059176, and Instrument No. 20030313-0033781, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Area of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.

Agreement for Common Area of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20030303-0027389, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 3024 Hidden Creek 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 30th day of January, 2004.

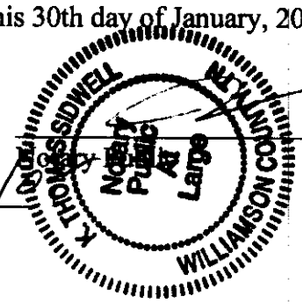
Ruth Lyon, agent

Beazer Homes Corp.
DBA Phillips Builders
BY: Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained, and who further acknowledged that she is the Escrow/Closings Department Head of the Phillips Builders Division and that she is authorized by Phillips Builders Division to execute this instrument on its behalf by herself as such Escrow/Closings Department Head.

Witness my hand and official seal this 30th day of January, 2004.



My Commission Expires: 11/24/2004

09989-BP