WARRANTY DEED

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 20th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: 7-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Mostilla (NAME)	First Franklin Financial Corp. (NAME)	149-150A
3005 Bromley Way (ADDRESS)	112 Town Park Drive #G150 (ADDRESS)	38000CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacey Mostilla

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

SCHEDULE "A" - LEGAL DESCRIPTION

Property lcoated at: 3005 Bromley Way, DAVIDSON COUNTY, Antioch, TN 37013 AND:

Land in Davidson County, Tennessee, being Lot no. 83 on the plan of Cambridge Forest, Phase Four, a planned Unit Development, as of record in inatrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Beazer Homes Corp, d/b/a Phillips Builders by deed dated 01-28-02, from Danco Property Investments LLC, filed for record on 02-08-02, in Book 20020208, page 0017194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to all matters appearing on the Plan of record in Plat Book 900, page 561-562, and in instrument No. 2002081300908017, said register's Office, including any restrictions ancillary thereto; (2) to an Easement for flow of creeks and\or springs; (3) the Plan of record in Plat Book 3, page 26, Chancery Court, Tennessee which shows a proposed road along the north boundary of Lot 6 and 7 and any easement thereon; (4) right of way easement of record in Book 1147, page 148 said Register's Office; (5)on the boundary survey of Double M. Partners by Anderson-Delk dated August 4, 1998 and revised September 24, 1999, prepared by Anderson-Delk & Associates Inc.;(6)Easement for telephone line granted American Telephone and Telegraph Company contained in instrument of record in Book 1207, page 529, said Register's Office;(7)Easement for sanitary sewer and /or storm drainage

CONTINUED

unimproved ( )
This is improved (X) property, known as 3005 Bromley Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 20th day of January 2004

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Lyons, agent

Davidson County DEEDWARR
Recvd: 02/04/04 09:47 3pgs
Fees:18.00 Taxes:594.78

20040204-0013481

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon ~~his~~ She oath(s) acknowledged ~~himself~~ herself to be the _____ and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that She as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory, TN on this the 20th day of January, 2004.

My commission expires _____

_____
Notary Public

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
Commission Expires JULY 24,2007

LEGAL DESCRIPTION CONTINUATION

contained in instrument of record in Book 7453, page 445, said Register's Office;(8)Easement for sewer (20ft wide) along the westerly boundary contained in instrument of record in Book 8795, page 158, said Register's Office;(9)Easement for Storm Water Detention Agreement contained in insrument of record in Book 7632, page 962, said Register's Office;(10)zoning regulations; (11) taxes that have been assumed by the Grantee herein.