23-1099

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/25/04 10:15 2pgs
Fees:13.00 Taxes:488.03
20040225-0021272

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **February, 2004** by and between **Beazer Homes Corp.d/b/a Phillips Bldg** , herein after referred to as GRANTOR, and **John Weldon and Rosemary Weldon** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 8 on the Plan of Riverbridge Community, Phase 1-B of record in Plat Instrument No. 20030709-0094605, to which reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by General Warranty Deed from The Vanderbilt University, a Tennessee Not For Profit Corporation, dated September 10, 2002, of record in Instrument Number 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions:

1) All matters appearing on the plan of Riverbridge Community, Phase I-B of record in Instrument 20030709-0094605, the Register's Office for said County.

2) Restrictions contained in instrument of record in Instrument 20030205-0016032, 20030205-0016044, 20030303-0027396 and 20030806-0111893, Register's Office for said County.

3) By-Laws of record in Instrument 20030218-0020999, Register's Office for said County.

4) Charter of record in Instrument 20030218-0020998; Quitclaim of Common Area to HOA of record in Instrument 20030806-0111892, Register's Office for said County.

5) Public utilities easement of record in Book 7601, page 415, Register's Office for said County.

6) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 3917 Bridgeview Lane, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ruth Lyon, agent

Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Carrie E Hughes, a Notary Public of said 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 himself (or herself) to be Agent of Beazer Homes Corp.d/b/a Phillips Bldg, the within named bargainor, a corporation, and that he/she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Agent.

Witness my hand and seal, at office in Franklin, this the **23rd** day of **February, 2004.**

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Carrie E Hughes
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
John Weldon and Rosemary Weldon
815 Brookhollow Road, Nashville, TN 37205

Send Tax Statements to:
Realty Mortgage Corporation
215 Katherine Drive, [redacted]
Flowood, MS 39232
P/C
map and parcel 141-06-0-C-052.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$131,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **February, 2004.**

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Carrie E Hughes
Notary Public

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.