Davidson County DEEDWARR
Recvd: 03/22/04 15:31 2pgs
Fees:13.00 Taxes:532.37

20040322-0032350

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $143,883.00.

Subscribed and sworn before me this the 18th day of March, 2004.

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Affix Seal

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400217
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Rebecca S. Breeding
3906 Broadview Lane
Nashville, TN 37221

Send tax bills to:
First Horizon Home Loans d/b/a First Tennessee Home Loans
10741 King William
Dallas, TX 75220

Map 141-6-C Parcel 72

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Beazer Homes Corp D/B/A Phillips A Beazer Homes Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Rebecca S. Breeding, A Married Woman and Milinda O Hatfield, A Married Woman, As Joint Tenants With The Right of Survivioship, Not As Tenants In Common

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 60 on the Plan of Final Plat Riverbridge Community Phase 1B of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Beaxer Homes Corp. D/B/A/ Phillips Builders, a Tennessee Corporation by Deed of record in Instrument No. 20020912-0110994, dated 9/10/02, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3906 Broadview Lane, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 18th day of March, 2004.

Beazer Homes Corp D/B/A Phillips A Beazer Homes Compan

BY: Ruth Lyon, agent
Ruth Lyon
Agent

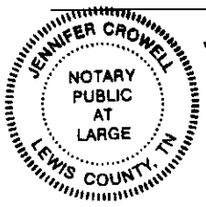
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Ruth Lyon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Agent of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this March 18, 2004.

My commission expires:

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006