return to: Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
#400161

Davidson County DEEDWARR
Recvd: 03/25/04 13:32 2pgs
Fees:13.00 Taxes:425.83
20040325-0033844

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $115,090.00.

Subsribed and sworn before me this the 24th day of March, 2004.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY (Affix Seal)
JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Brenda Rie Higgins
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400161
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Brenda Rie Higgins
3245 Harpeth Springs Drive
Nashville, TN 37221

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

Map 141-6-D Parcel 130CO

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 Builders

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

Brenda Rie Higgins

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 Unit 130 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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

THIS IS IMPROVED PROPERTY KNOWN AS 3245 Harpeth Springs Drive, 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 24th day of March, 2004.

Beazer Homes Corp. D/B/A Phillips Builders
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 she executed the within instrument for the purposes therein contained, and who further acknowledged that 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 24, 2004.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public