03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$117,400.00~~ 121,635 WS

Whitney Steele
Affiant

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

Catherine L Vass
Notary Public
My commission expires: 5-30-04

Davidson County DEEDWARR
Recvd: 03/26/04 10:09 2pgs
Fees:13.00 Taxes:450.05
20040326-0034152

Address of New Owner:	Send Tax Bills to:	Tax Information
Whitney E. Steele	Countrywide Home Loans, Inc.	141-06-0-D-179.00
3239 Harpeth Springs Drive	718 Thompson Lane, Suite 104	
Nashville TN 37221	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named 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, have bargained and sold, and do hereby transfer and convey to Whitney E. Steele, hereinafter called the Grantees, their successors 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. 179 on the Plan of Riverbridge Community, of record in Instrument No. 200302130019999, Register's Office for said County, to which plan 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 from The Vanderbilt University, a Tennessee Not For Profit Corporation of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3239 Harpeth Springs Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of March, 2004.

Beazer Homes Corp. d/b/a
Phillips Builders, a Tennessee Corporation
By: Ruth Lyon, agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Lyons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of Beazer Homes Corp. d/b/a Philips Builders, a Tennessee Corporation, and that she is authorized by Beazer Homes Corp. d/b/a Philips Builders, a Tennessee Corporation, to execute this instrument on its behalf as such Agent.

Witness my hand and seal at Nashville, TN, this 18th day of March, 2004.

Karen McCalla
Notary Public at Large

My commission expires: 6-19-07

