Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/26/04 14:18 2pgs
Fees:13.00 Taxes:432.43
20040326-0034404

39-B
File #04-1009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation** , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Meredith C. Archer, an unmarried woman,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*

Land in Davidson County, Tennessee, being Unit No. 128 on the plan of/Riverbridge Community, A Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate 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, Register's Office for Davidson County, Tennessee.

* Horizontal Property Regime Private Element Plat,

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3249 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of March, 2004

Beazer Homes Corp., d/b/a Phillips Builders,
A Tennessee Corporation

Ruth Lyons, agent _____

By: Ruth Lyons, Agent

State of Tennessee)
County of Davidson)

On this 22nd day of March, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ruth Lyons, agent for Beazer Homes Corp. d/b/a Phillips Builders, A Tennessee Corporation, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who as such agent being authorized to do so, executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 116,873.00.

Affiant

Sworn and subscribed before me on this the 22nd day of March, 2004.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Meredith C. Archer 3249 Harpeth Springs Drive Nashville, TN 37221	American Brokers Conduit 520 Broadhollow Road Melville, NY 11747	141-6-D-128CO