Davidson County DEEDWARR
Recvd: 03/29/04 12:36 2pgs
Fees:13.00 Taxes:444.00
20040329-0034925

WARRANTY DEED

G-CD-04-3241

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Natalie J. Rossier
Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-2-07
(AFFIX SEAL)

MARY T. RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie J. Rossier	Irwin Mortgage Corporation	
3241 Harpeth Springs Drive	(NAME) 400 Interstate Parkway, Suite 580	141-06-B-128 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Atlanta, GA 30339-5030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATALIE J. ROSSIER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 128 of the Riverbridge Community, a Planned Unit Development, plat shown of record in Instrument No. 200302130019999, Register's Office for Davidson County, Tennesssee to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation by Deed dated September 10, 2002 and filed for record on Setember 12, 2002 in Instrument #200209120110994, Register' s Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument Nos. 200302050016032; 200302050016044; 200302180020999; 200303030027396; 200308060111893; 200212170155374; 200302130019999; Book 1298, page 244 and Book 7601, page 415, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3241 Harpeth Springs Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this 25th day of March, 2004.

Beazer Homes Corp. d/b/a Phillips Builders
BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Ruth Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, the within named bargainor, a corporation, and that she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Agent.

Witness my hand and official seal at Nashville, TN on this 25th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903