Bk 5

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 03/29/04.

Notary Public

MY COMMISSION EXPIRES: 9/25

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 10:28 2pgs
Fees:13.00 Taxes:594.59

20040331-0035989

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Atty. (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wigberto Pulgarin/Gloria Leal (NAME)	**Southeast Financial Credit Union** (NAME)	**141-06-0-C**
3728 Springwater /3900 Bridgeview Ln-tax roll (STREET ADDRESS/ROUTE NUMBER)	**444 James Robertson Parkway** (STREET ADDRESS)	**66.00 CO**
Nashville, TN 37221 (CITY/STATE/ZIP)	**Nashville, TN 37219** (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beazer Homes Corporation dba Phillips Builders, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wigberto Pulgarin and wife, Gloria Leal**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 52 of the Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument Number 200307090094605, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Beazer Homes Corporation, d/b/a Phillips Builders, a Tennessee Corporation, by General Warranty Deed from The Vanderbilt University, a Tennessee not for Profit Corporation, dated September 10, 2002, recorded September 12, 2002, of record in Instrument Number 200209120110994, Register's Office for Davidson County, Tennessee.

Subject to the following: easements, setback lines and restrictions noted on Plat of record at Inst. No. 200303030027396, Register's Office for Davidson County, Tennessee, and otherwise of record; easements for riparian rights and the flow of the waters of the Harpeth River of record at Book 1298, page 244, and Book 7601, page 415, and otherwise of record; cemetery easement of record in Instrument No. 200209120110994, said Register's Office; restrictions of record in Instrument No. 200303030027396, Inst. No. 200302050016044, Inst. No. 200302180020999, and Inst. No. 200308060111893, said Register's Office, and otherwise of record; zoning and health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county taxes were prorated as of date of deed and assumed by Grantees.

This is unimproved ( )
improved (X) property, known as 3728 Springwater /3900 Bridgeview Ln-tax roll (House Number/Street) Nashville (City/Town) TN (State) 37221 (Postal Code)

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 29th day of March, 2004.

BEAZER HOMES CORPORATION DBA 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 Lyon, Agent for **Beazer Homes Corporation dba Phillips Builders, a Tennessee Corporation** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the agent for said corporation, and that she executed the within instrument for the purposes therein contained, by signing the name of the corporation by herself as agent, having full authority to so act.

Witness my hand and official seal at **Nashville**, **TN**, this **03/29/04**.

Notary Public

NICHOLE T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Commission Expires: _____