This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Allison C. Scott
3761 Springwater Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 04/01/04 08:31 2pgs
Fees:13.00 Taxes:548.53
20040401-0036614

MORTGAGEE:
Bank of America, N.A.
900 W. Trade Street
Charlotte, NC 28255-0001

MAP 141
GROUP 6-C
PARCEL 86.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Beazer Homes Corporation d/b/a Phillips Builders** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Allison C. Scott, unmarried** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Riverbridge Community, Phase 1B, a planned Unit Development Subdivision, of record in Instrument no. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Bulders by deed from The Vanderbilt University, A Tennessee non for profit Corporation of record in Instrument no. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3761 Springwater Dr., Nashville, Tennessee 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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 26th day of March, 2004.

Beazer Homes Corporation d/b/a Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ruth Lyon** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Agent** of **Beazer Homes Corporation d/b/a Phillips Builders**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 26th day of March, 2004.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~9/25/04~~ 8-14-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $148,250.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2004.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~9/25/04~~ 8-14-05