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

Davidson County DEEDWARR
Recvd: 04/01/04 13:47 2pgs
Fees:13.00 Taxes:438.89

20040401-0036790

39-B
File #04-1057

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**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spencer H. Mieras, and wife, Margaret A. Mieras**, 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. 126 on the plan of Horizontal Property Regime Private Element Plat, Riverbridge Community 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 General Warranty Deed of Record dated September 10, 2002 in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

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: 3253 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 25th day of March, 2004

Beazer Homes Corp. d/b/a/ Phillips Builders

Ruth Lyon, agent

By: Ruth Lyon, Agent

State of Tennessee)
County of Davidson)

On this 25th day of March, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Ruth Lyon, to me known (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged such person to be an Agent of Beazer Homes Corp.d/b/a Phillips Builders, the within named bargainor, a corporation, and that as such Agent executed the foregoing instrument for the purpose contained herein, by personally signing the name of the corporation as Agent of Beazer Homes Corp. d/b/a Phillips Builders, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW 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: $ 118,618.00.

X Spencer H Mieras
Affiant

Sworn and subscribed before me on this the 25th day of March, 2004.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
Spencer H. Mieras
Margaret A. Mieras
3253 Harpeth Springs Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
141-6-D-126CO