Davidson County DEEDWARR
Recvd: 04/13/04 15:54 2pgs
Fees:13.00 Taxes:556.02

20040413-0041550

WARRANTY DEED

B-VRE-04-3105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,277.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES 7-29-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. FRANCES RUDY NOTARY

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
Angelo M. Barrett	First Franklin Financial Corp.	
3105 Hidden Creek Drive (ADDRESS)	(NAME) 112 Town Park Drive, Suite G150 (ADDRESS)	173-16-A-20 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (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. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELO M. BARRETT AND WIFE, MAUNA K. BARRETT, 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Hidden Creek, Phase I, Section I, Phase 2, and Phase 3, Section I, of record in Instrument Number 20030213-0020016, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by Warranty Deed from Tony W. Weatherford and wife, Tina R. Weatherford, of record in Instrument Number 20020510-0058108, and by deed from David E. Stephens and wife, Sherry J. Stephens in Instrument Number 20020510-0058109, and by deed from Covenant Community, a Tennessee general partnership of record in Instrument Number 20020510-0058110, and by deed from William R. Huffman a/k/a Billy Ray Huffman, et al, of record in Instrument Number 20020510-0058112, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Instrument Number 20030303-0027388; Conveyance of Common Area of record in Instrument Number 20030303-0027387; Surveyor's Certificates of Correction of record in Instrument Numbers 20030331-0042208 and 20031120-0169641, all of the Register's Office for Davidson, Tennessee.

Right of Way Easements of record in Deed Book 5460, Page 992; Easement Agreements of record in Book 10348, Page 367 and Page 374, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Instrument Numbers 20020514-0059176 and 20030313-0033781, Register's Office of said County.

By-Laws filed of record in Instrument Number 20030300-0027389, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3105 Hidden Creek Drive, Antioch, Tennessee 37013
(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 1st day of April, 2004.

Beazer Homes Corp. 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 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. dba 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 Tennessee on this April 2, 2004

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

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

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903