24-1-179

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/29/04 11:34 2 pgs
Fees:13.00 Taxes:465.73

20040429-0048652

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **April, 2004** by and between **Beazer Homes Corporation and d/b/a Phillips Builders** , herein after referred to as GRANTOR, and **Brandon S. Meacham and Brandi O. Meacham** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Unit 77 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument number 200302130019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to Restrictions of record in Instrument Number 200303030027396 and Instrument Number 200308060111893; Riverbridge Homeowners Association Charter of record in Instrument Number 200302180020998; and By-Laws of record in Instrument Number 200302180020999; and a Private Drive Ingress/Egress Easement of record in Instrument Number 200302130019999, Register's Office for Davidson County, Tennessee.

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

This is improved/unimproved property known as: 3277 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ruth Lyon, agent
Ruth Lyon
Signature of Seller

Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Carrie Hughes, a Notary Public of said 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 himself (or herself) to be Agent of Beazer Homes Corporation, the within named bargainor, a corporation, and that he/she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Agent

Witness my hand and seal, at office in Franklin this the **26th** day of **April, 2004.**

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Brandon S. Meachan and Brandi O. Meachan
3277 Harpeth Springs Drive, Nashville, TN 37221

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin

Map and Parcel--141-60-77.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$125,873.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **April, 2004.**

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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