Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,375.00

Stephen A Wood
Affiant

Subscribed and sworn to before me this 28th day of April, 2004.

Notary Public
My commission expires: 12/13/06

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 05/07/04 12:26 2pgs
Fees:13.00 Taxes:608.19
20040507-0052327

01-0403-24616

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Stephen A. Wood	New Owner	141-6-C-67CO
3645 Crossbrooke Drive		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Stephen A. Wood and wife, M. Rosalie Wood,** hereinafter called the Grantees, their successors 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 Lot No. 55 on the Plan of Riverbridge Community Phase 1B, of record in Instrument No. 200307090094605, Register's Office for said County, to which plan 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 deed from The Vanderbilt University, a Tennessee Not For Profit Corporation, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3645 Crossbrooke 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2004.

Beazer Homes Corp. d/b/a Phillips Builders,
a Tennessee corporation

By: Ruth Lyon, agent
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, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, the within named bargainor, and that she is authorized by Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 28th day of April, 2004.

BRIAN LAVY PAYNE
NOTARY PUBLIC
WILLIAMSON CO., TN

Notary Public

My Commission expires 12/13/06