Davidson County DEEDWARR
Recvd: 05/17/04 09:33 2pgs
Fees:13.00 Taxes:576.28

20040517-0057285

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
141 06 0C 064 00C0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,750.00.

Affiant

Subscribed and sworn to before me this the 30th day of April, 2004.

Notary Public

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-26-05

ADDRESS NEW OWNER(S) AS FOLLOWS: MORTGAGEE:	SEND TAX BILLS TO:
Nestor Raul Garcia and wife, Adriana Rocio Parra	Capital Bank & Trust Company
(Name)	(Name)
3908 Bridgeview Lane	1820 West End Avenue
(Street Address)	(Street Address)
Nashville, TN 37221	Nashville, TN 37203

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Nestor Raul Garcia and wife, Adriana Rocio Parra,** hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 3908 Bridgeview Lane
Nashville, TN 37221

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that it is 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 Grantor does further covenant and bind itself, its heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 30th day of April, 2004.

Grantor:

Beazer Homes Corp.
Dba Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon

Title: Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cheryl L. Rothwell, a Notary Public in and for 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 the Agent of Beazer Homes Corp. dba Phillips Builders, and that she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself this 30th day of April, 2004.

WITNESS my hand, and official seal at Nashville, Tennessee this 30th day of April, 2004.

Cheryl L. Rothwell
Notary Public

My commission expires: 11-26-05

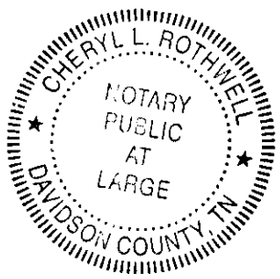


EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 54 on the Final Plat of Riverbridge Community, Phase 1B, as of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, by Deed of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.