Davidson County DEEDWARR
Recvd: 05/26/04 10:43 2pgs
Fees:13.00 Taxes:966.46

20040526-0061736

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$261,205.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2004.

Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John E. Condon	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**172-14-O-A 107.00-CO**
1801 Apple Ridge Circle	**P.O. Box 19664**	
Nashville, TN 37211	**Irvine, CA 92623-9664**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Beazer Homes Corp.d/b/a Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John E. Condon and wife, Sherry C. Condon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the Sixth Civil District of Davidson County, TN, being Lot No. 36 on the Plan of Section Three of Wexford Downs of record in Instrument #200008100079246, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beazer Homes Corporation by d/b/a Phillips Builders by deed from Wexford Downs, LLC, a Tennessee limited liability company of record in Instrument #20040521-0059771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **1801 Apple Ridge Circle, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 21st day of May, 2004.

Ruth Lyon, agent

Beazer Homes Corporation
d/b/a Phillips Builders
BY: Ruth Lyon, Agent

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared RUTH LYON of BEAZER HOMES CORPORATION d/b/a PHILLIPS BUILDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the AGENT of BEAZER HOMES CORPORATION, d/b/a PHILLIPS BUILDERS, the within bargainor, and corporation, and that she as such AGENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by RUTH LYON the said BEAZER HOMES CORPORATION d/b/a PHILLIPS BUILDERS as AGENT.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **21st** day of **May, 2004.**

Linda J. Norvell

Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN