WARRANTY DEED

G-USAA-04-2424

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,815.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEEDRA O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES

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
Christopher W. Robb	USAA Federal Savings Bank	
2424 Edencrest Dr.	10750 McDermott Freeway	149-15-A-350 CO
Antioch, Tennessee 37013	San Antonio, TX 78288-0558	
(CITY) (STATE) (ZIP)	(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER W. ROBB AND DEBORAH L. ROBB,HUSBAND AND WIFE, 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. 74 on the Plan of Phase Four, Cambridge Forest, of record in Instrument No. 2002813-0098017, amended in Instrument No. 20030506-0060390, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders by Deed dated January 28, 2002 and filed for record on February 8, 2002 in Instrument Number 20020208-0017194, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 10343, Page 769; Conveyance of Common Area of record in Instrument Number 20030630-0090226; Storm Water Detention Agreement of record in Book 7632, Page 962, all in the Register's Office for Davidson, Tennessee.

Telephone Line Easements of record in Deed Book 1207, Page 529; Right of way Easement of record in Book 1147, Page 148; Sewer Easement of record in Book 8795, Page 158; Sanitary Sewer/Storm Drainage Easement of record in Book 7453, Page 445 and Instrument Number 20001228-0126570; all 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.

Easement for flow of Creeks and/or Springs; Subject to right of way along Rural Hill Road and along unnamed gravel road leading to Morgan Cemetery.

Restrictive Convenants of record in Deed Book 10332, Page 1, Book 10774, Page 723 and Instrument Number 20021023-0130058, Register's Office of said County.

Subject to Plan of record in Book 3, Page 26, Chancery Court; Subject to Boundary Survey of Double M Partners dated August 4, 1998, revised September 24, 1999 by Anderson-Delk & Associates.

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

Davidson County DEEDWARR
Recvd: 06/09/04 15:56 2pgs
Fees:13.00 Taxes:591.32

20040609-0068505

unimproved ( )
This is improved (X) property, known as 2424 Edencrest Dr., 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 28th day of May, 2004.

Beazer Homes Corp., dba Phillips Builders

BY Teresa Shipman

Title: Closing Coordinator

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, Deena L. O'Brien, a Notary Public within and for said County and State aforesaid, personally appeared Teresa Shipman, with whom I am personally acquainted and who upon ____oath(s) acknowledged She is to be the Closing Coordinator of the Beazer Homes Corp dba Phillips Builders, the within named bargainor, a corporation, and that She as such Closing Coordinator being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Teresa Shipman.

DEENA L O'BRIEN NOTARY PUBLIC MY COMM. EXP. 9/30/06 AT LARGE DAVIDSON COUNTY

Witness my hand and official seal at Nashville, TN on this the 27 day of, May, 2004

Deena L O'Brien
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____