RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST UNIT 6
SPRING HILL, TN. 37174

Prepared by: Security Title & Escrow Co., LLC
5228 N. Main St., Ste B-6
Spring Hill, TN 37174

(1)

Davidson County DEEDWARR
Recvd: 06/22/04 12:50 3pgs
Fees:18.00 Taxes:620.25
20040622-0073785

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Beazer Homes Corp. D/B/A Phillips Builders, a TN Corporation,** FIRST PARTY, which expression shall include heirs, assigns and Personal representatives, and **Matthew G. Sharpe,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in Davidson County, Tennessee, being Lot 1, RiverBridge Community, Phase 1B, as shown in Instrument 20030709-0094605, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation by Instrument 20020912-0110994, Register's Office of Davidson County, Tennessee.

Map & Parcel 14106-0-C045.00CO (2004)
Map & Parcel 141-00-0-012.00 (2003) (Subject is part of said map and parcel)

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Utility and Drainage Easements, building setback lines and other matters as shown on plat of record in Instrument 20030709-0094605, Register's Office of Davidson County, Tennessee, which are incorporated herein by reference; Restrictive Covenants affecting the subject property of record in Instrument 20030205-0016044, as amended in Instrument 20030303-0027396 and Instrument 20030806-0111893,

Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference; Subject to a Charter of RiverBridge Homeowner's Association, Inc. of record in Instrument 20030218-0020998; Subject to By-Laws of RiverBridge Homeowner's Association, Inc. of record in Instrument 20030218-0020999.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 18th day of **June, 2004.**

Ruth Lyon, agent
Ruth Lyon,

Title: Agent **for Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, **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 for Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 18th day of **June, 2004.**

KIM SWANNER NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
May 23, 2006
STATE OF TENNESSEE

Kim P
Notary Public

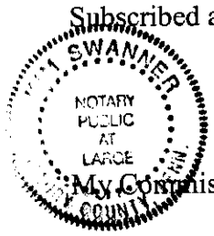
My commission expires:

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 107,636.40.

Affiant Matthew E Sharpe

Subscribed and sworn to before me, this 18 day of **June, 2004.**



NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
May 23, 2006
STATE OF TENNESSEE

Notary Public

My Commission expires:

NEW PROPERTY OWNERS:

Matthew E. Sharpe
4005 Stoneybrook Drive
Nashville, TN. 37221

PERSON RESPONSIBLE FOR TAXES:

Wells Fargo Bank, Corp.
4456 Corporation Lane
Virginia Beach, VA. 23462