Davidson County DEEDWARR
Recvd: 06/28/04 08:38 2pgs
Fees:13.00 Taxes:438.95

20040628-0076057

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JRV # 04-00205

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 118,635.00

Jessica Wells
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JUNE, 2004.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Neely K. Draughon	Pulte Mortgage LLC	MAP:141-60
3289 Harpeth Springs Drive	7475 South Joliet Street	Parcel:83
Nashville, TN 37221	Englewood, CO 80112	

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

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION

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

NEELY K. DRAUGHON, UNMARRIED

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

SEE EXHIBIT "A"

This is improved property known as 3289 Harpeth Springs 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 18th day of June, 2004.

Ruth Lyon, agent
Beazer Homes Corp. d/b/a Phillips Builders by Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me , the undersigned, a Notary Public, in and for said County and State, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Agent of BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, a Tennessee Corporation, the within named barganor, a corporation, and that Ruth Lyon, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 18th day of June, 2004.

Notary Public Emily H. Prophet

My Commission Expires: 1-26-08

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. 83, on the Plan of Riverbridge Community, a Planned Unit Development, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation in Instrument No. 20020912-0110994, recorded 9/12/02, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein