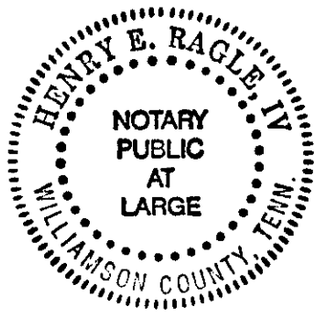


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,020.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2004.

Notary Public

My commission expires: 7/31/06

Davidson County DEEDWARR
Recvd: 06/28/04 15:27 2pgs
Fees:13.00 Taxes:451.47

20040628-0076606

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth A. Barnett	**National Bank of Commerce**	**P/O 141-012.00**
3305 Harpeth Springs Drive	**115 29th Avenue South**	
Nashville, Tennessee 37221	**Nashville, Tennessee 37212**	

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

Beazer Homes Corporation 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

Elizabeth A. Barnett, unmarried

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 in Davidson County, Tennessee, being Unit No. 91, Building 14, on the Plan of Horizontal Property Regime, Private Element Plat Riverbridge Community, a Planned Unit Development, of record in Plat Instrument #20030213-0019999, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being a part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation, by Warranty Deed, from Vanderbilt University, a Tennessee Not For Profit Corporation, of record in Instrument #20020912-0110994, Register's Office for Davidson County, Tennessee, dated September 10, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004 and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument #20030213-0019999, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument #20030205-0016032, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument #20030218-0020986, said Register's Office.

Dedication of Common Area of record in Instrument #20030303-0027398.

Master Deed of record in Instrument #20030205-0016032, said Register's Office.

By-Laws of record in Instrument #20030218-0020987, said Register's Office.

Subject to terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., 66-27-101, et seq.

Subject to all matters appearing on the Boundary Plan of Riverbridge Development of record in Instrument #20020709-0082561, said Register's Office.

Easement for Rights granted to Nashville, Chattanooga and St. Louis Railway, of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement, of record in Instrument #20021217-0155374 & #20031106-0163291, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 3305 Harpeth Springs Drive, Nashville, Tennessee 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 GRANTEES that we are 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 GRANTEES, 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 25th day of June, 2004.

Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon

Its: AGENT

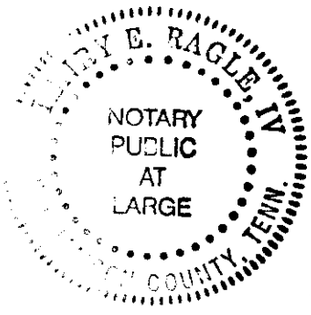
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the AGENT of Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation, and who further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2004.

Notary Public

My Commission Expires: 7/31/06



RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067