Dav. Co. File Box 14-A
jtc file no. 17239-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/04 08:51 2pgs
Fees:13.00 Taxes:576.10

20040630-0077441

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,704.00.**

Melo C Holland
Affiant

Subscribed and sworn to before me, this the 29th day of June, 2004.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melo C. Holland	**SunTrust Mortgage, Inc.**	**Map 173-16A, Parcel 033.00CO**
3413 Chandler Cove Way	**201 4th Avenue North, 7th Floor**	
Antioch, TN 37013	**Nashville, TN 37219**	

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 ACKNOWLEDGED, 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

Melo C. Holland, 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 Lot No. 171 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, of record in Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208 and in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Deed from Tony W. Weatherford and wife, Tina R. Weatherford, of record in Instrument No. 20020510-0058108; and by deed from David E. Stephens and wife, Sherry J. Stephens of record in Instrument No. 20020510-0058109; and by deed from Covenant Community, a Tennessee general partnership of record in Instrument No. 20020510-0058110; and by deed from William R. Huffman (aka Billy Ray Huffman), et al of record in Instrument No. 20020510-0058112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20020514-0059176 amended in Instrument No. 20030313-0033781; and By-Laws of record in Instrument No. 20030303-0027389, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3413 Chandler Cove Way, Antioch, TN 37013**

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, their heirs and assigns forever; and we do covenant with 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 is 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 **29th** day of **June, 2004.**

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Agent of the Beazer Homes Corp. d/b/a Phillips Builders, within named bargainor, a 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 herself as such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2004.**

Notary Public

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06