WARRANTY DEED

G-CD-04-3299

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Michael S Ragland
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN
My Commission Expires MAY 24, 2008

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
Michael S. Ragland	Union Planters Bank, NA	
3299 Harpeth Springs Drive	(NAME) 1900 Charles Bryan Road	~~PART OF 141-12~~
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Cordova, TN 38106	141-6-D-88 CO
(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 MICHAEL S. RAGLAND, 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 Unit No. 88 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corporation dba Phillips Builders by Deed dated September 10, 2002, and filed for record on September 12, 2002 in Instrument 20020912-0110994, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3299 Harpeth Springs Drive, Nashville, Tennessee 37221
(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 June, 2004.

Beazer Homes Corp. dba Phillips Builders

Ruth Lyon, agent
Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 07/01/04 16:05 2pgs
Fees:13.00 Taxes:425.13

20040701-0078751

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public 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 herself to be the Agent of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, a corporation, and that she as such
Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by herself as Agent.

Witness my hand and official seal at
Nashville, Tn
on this 28th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903