THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 Nashville, Tennessee 37238 (615) 244-4994 Davidson County DEEDWARR Recvd: 07/02/04 14:31 2pgs Fees:13.00 Taxes:445.85 20040702-0079333	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $120,500.00. Jill E. Ferrand **Affiant** Subscribed and sworn to before me, this 30th day of June 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE

Address New Owner As Follows: Michael J. Ferrand and Jill E. Ferrand 3291 Harpeth Springs Drive Nashville, TN 37221	Send Tax Bills To: SunTrust Mortgage, Inc. 201 Fourth Avenue North Nashville, TN 37219	Map-Parcel Number: 141-6D-84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEAZER HOME CORP. d/b/a PHILLIPS BUILDERS, a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **MICHAEL J. FERRAND AND WIFE, JILL E. FERRAND,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 84, as shown on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by deed from The Vanderbilt University, a Tennessee not for propfit corporation, of record as Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants for Riverbridge, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20030205-0016044, Register's Office for Davidson County, Tennessee.

This is improved property known as 3291 Harpeth Springs Drive Avenue, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and it covenants with the said Grantees 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 hand this 30th day of June, 2004.

BEAZER HOME CORP. d/b/a PHILLIPS BUILDERS
a Tennessee corporation

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **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** of the maker or a constituent and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand at office, this 30th day of June, 2004.

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires

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