THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22971-06-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $156,625.00. Julie J Foss Affiant Subscribed and sworn to before me this 29th day of June, 2004. NOTARY PUBLIC AT LARGE J. MICHAEL MORGAN My Commission Expires: DAVIDSON COUNTY, TENN. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Julie J. Foss 3745 Springwater Drive Nashville, TN 37221	**Send Tax Bills To:** SouthTrust Mortgage Corporation 210 Wildwood Parkway, #100 Birmingham, AL 35209	**Tax Information:** Map No.141-6-C Parcel No. 82

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie J. Foss, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3745 Springwater Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2004.

Beazer Homes Corporation d/b/a
Phillips Builders

Ruth Lyon, agent
By Ruth Lyon, Agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the agent of Beazer Homes d/b/a Phillips Builders, the maker or a constituent of the maker 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 29th day of June, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/02/04 14:34 2pgs
Fees:13.00 Taxes:579.51

20040702-0079343

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Riverbridge Community Phase 1B as of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation by deed dated September 10, 1992 from The Vanderbilt University, a Tennessee Not For Profit Corporation of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennesseee.

This conveyance is made subject to:

1. State and County taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Riverbridge of record in Instrument No. 20030205-0016044, made applicable in Instrument No. 20030806-0111893;
3. By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020999;
4. Dedication of common area to Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030806-0111892;
5. Charter of Incorporation of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998;
6. All matters appearing on the Plan of record as Instrument No. 20030709-0094605 and Instrument No. 20020709-0082561;
7. Easements of record in Book 1298, page 244, Book 7601, page 415; and
8. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.