Realty 07

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,203.00

Affiant

Subscribed and sworn to before me this 24th day of June, 2004.

Notary Public
My commission expires: 4/24/08

Davidson County DEEDWARR
Recvd: 07/06/04 11:11 2pgs
Fees:13.00 Taxes:452.15

20040706-0079858

Address of New Owner:	Send Tax Bills to:	Tax-Information
Lori A. Coburn	Bank of America	141-06-O-D-081
3285 Harpeth Springs Drive	900 W. Trade Street	
Nashville TN 37221	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Lori A. Coburn**, hereinafter called the Grantee, her successors 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. 81, on the Plan of Riverbridge Community of in Instrument No. 200302130019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to Beazer Homes Corporation d/b/a/ Phillips Builders, by deed from The Vanderbilt University, a Tennessee not for profit corporation, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3285 Harpeth Springs Drive, Nashville, TN 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 Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 21st day of June, 2004.

Beazer Homes Corp. d/b/a

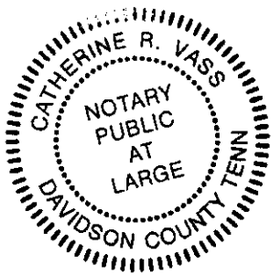
By: Ruth Lyon, agent

Title:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the agent of **Beazer Homes Corp. d/b/a, Phillips Builders** the within named bargainor, and that she is authorized by **Beazer Homes Corp. d/b/a, Phillips Builders** to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 25th day of June, 2004.



Catherine R. Vass
Notary Public
My Commission expires 5/24/2008