WARRANTY DEED

P-CBB-04-3297

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,503.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. Cooper	Bank of America, N.A. ISAOA	
3297 Harpeth Springs Drive (ADDRESS)	P.O. Box 1675 (NAME) (ADDRESS)	141-60D-87.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Coraopolis, PA 15108 (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 JOSHUA A. COOPER AND WIFE, MELANIE F. COOPER, 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. 87, as shown on the map entitled Riverbridge Community, 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 a part of the property conveyed to Beazer Homes Corp d/b/a Phillips Builders by Warranty Deed from The Vanderbilt University dated Septmeber 10, 2002 of record in Instrument No. 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 3297 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
BY: Ruth Lyon, agent
Ruth Lyon
Agent

Davidson County DEEDWARR
Recvd: 07/14/04 13:21 2pgs
Fees:13.00 Taxes:438.46

20040714-0083924

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

I, Pamela Jo Yates the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Ruth Lyon, authorized signer for Beazer Homes Corp. dba Phillips Builders personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of June, 2004.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067