(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,936.00** Affiant Subscribed and sworn to before me, this 16th day of July, 2004 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

John M. Wells Notary Public at Large Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 07/21/04 14:18 2pgs
Fees:13.00 Taxes:1009.86
20040721-0087370

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Dugger II	Wells Fargo Bank, N.A.	172-14-O-A
(NAME)	(NAME)	(MAP)
1813 Apple Ridge Circle	P. O. Box 5137	110
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Des Moines, IA 50306-5137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinnafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Beazer Homes Corporation d/b/a, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James A. Dugger II and Rachel Dugger, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 39, on the Plan of Section Three, Revision to Lots 36-40, Wexford Downs, of record in Instrument No. 20040415-0042522, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Wexford Downs, LLC, a Tennessee limited liability company, by deed from Anne W. Pierce, Rebecca W. Williams and Elizabeth W. Self dated June 23, 1998, of record in Book 11000, page 370, and further conveyed to Beazer Homes Corporation d/b/a Phillips Builders by deed from Wexford Downs, LLC, a Tennessee limited liability company, dated July 9, 2004 of record in Instrument No. 20040714-0084010

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1813 Apple Ridge Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 16th day of July, 2004.

Beazer Homes Corporation d/b/a Phillips Builders, Ruth Lyon, Agent

Ruth Lyon, agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corporation d/b/a Phillips Builders, the within named bargainer, a corporation, and that she as such Agent being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said as such Agent.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of July, 2004.

Notary Public

My Commission Expires: 9/25/04

