24-1-250

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/21/04 14:34 2pgs
Fees:13.00 Taxes:460.11
20040721-0087379

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **July, 2004** by and between **Beazer Homes Corporation and d/b/a Phillips Builders** , herein after referred to as GRANTOR, and **Jaime West** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 65 on the Plan of Riverbridge Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by General Warranty Deed from The Vanderbilt University, a Tennessee not for profit corporation, dated September 10, 2002 of record in Instrument No. 20020912-0110994, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Riverbridge Development, of record in Instrument No. 20030213-0019999; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 3133 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ruth Lyon, agent
Ruth Lyon
Signature of Seller

Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Kelly Sloan, a Notary Public of said State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Agent of Beazer Homes Corporation, the within named bargainor, a corporation, and that he/she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Agent.

Witness my hand and seal, at office in Franklin, this the **7th** day of **July, 2004.**

Kelly Sloan
Notary Public

KELLY SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

My Commission Expires MAY 24, 2008

Name and Address of Property Owner:
Jaime West
3133 Harpeth Springs Drive, Nashville, TN 37221

Send Tax Statements to:
American Mortgage Network, Inc
11625 Rainwater Drive, Bldg 500, Ste 650, Franklin

Map & Parcel: ~~P/O 141 12~~
Map & Parcel: 141.06-0-D-065.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$124,353.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ashley Anderson
Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **July, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067