McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $154,714.00

x Benjamin B. Hayes
Affiant

Subscribed and sworn to before me,
this 25th day of June, 2004.

Notary Public

My commission expires:

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 07/22/04 16:18 2pgs
Fees:13.00 Taxes:572.44

20040722-0088051

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin B. Hayes	**SunTrust Mortgage, Inc.**	**Map 173-16-A, Parcel 92**
3601 Coles Branch Drive	**PO Box 1638**	
Antioch, TN 37013	**Chattanooga, TN 37401**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Beazer Homes Corp. and d/b/a Phillips Builders, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin B. Hayes and wife, Laura S. Hayes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 179 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Instrument # 20030213-0020016 and Corrected in Instrument # 20030331-0042208 and Instrument # 20031120-0169641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by Warranty Deed, from William R. Huffman (aka Billy Ray Huffman), Randolph Alan Huffman (aka Randy Huffman), and Rhonda Huffman Lehmer (formerly Rhonda Huffman), of Record in Instrument # 20020510-0058112, also see Warranty Deed in Instrument # 20020510-0058110, Instrument # 20020510-0058109 and Instrument # 20020510-0058108, Dated May 10, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Instrument # 20030213-0020016, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument # 20020514-0059176 & Instrument # 20030313-0033781, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 10348, Page 367 & Page 374, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of Record in Instrument # 20020320-0034487, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of Record in Instrument # 20020510-0058111, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Common Areas to HOA, of Record in Instrument # 20030303-0027387, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of Record in Instrument # 20030303-0027388, Register's Office for Davidson County, Tennessee.
By Laws of Record in Instrument # 20030303-0027389, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (x) unimproved ( ) property known as 3601 Coles Branch Drive, Antioch, TN 37013.

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 25th day of June, 2004.

Beazer Homes Corp.d/b/a Phillips Builders

Ruth Lyon, agent

Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, the within named 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 Corp. d/b/a Phillips Builders, and that she is authorized by Beazer Homes Corp. d/b/a Phillips Builders to execute this instrument on its behalf by herself as such Agent.

Witness my hand, at office, this 25th day of June, 2004.

Notary Public

My Commission Expires:

