This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Ayman S. Abu Taleb
2412 Edencrest Drive
Antioch, TN 37013

**SEND TAX BILL:**

Cavalry Banking
114 W. College Street
Murfreesboro, TN 37130

**MORTGAGEE:**
Cavalry Banking
114 W. College Street
Murfreesboro, TN 37130

**MAP AND PARCEL:**
Map 149-15-A
Parcel 347

Davidson County DEEDWARR
Recvd: 08/23/04 15:33 2pgs
Fees:13.00 Taxes:607.61

20040823-0101761

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ayman S. Abu Taleb**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Phase Four, Cambridge Forest, as of record in Instrument No. 200208130098017, amended in Instrument No. 200305060060390, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by deed from Danco Property Investments, LLC, of record in Instrument No. 200202080017194, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2412 Edencrest Drive, Antioch, TN 37013.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23rd day of August, 2004.

Beazer Homes Corp. d/b/a Phillips Builders

By: Teresa Shipman

Its: Closing Coordinator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared Teresa Shipman with whom I am personally acquainted and who, upon oath, acknowledged her self to be the ~~Notary~~ Closing Coordinator of Beazer Homes dba Phillips Builders, the within named bargainor, a Tennessee corporation, and that he/she as such Closing Coordinator executed the foregoing instrument for the purposes therein contained, by signing the name of Beazer Homes dba Phillips Builders by her self as Closing Coordinator.

Witness my hand and official seal this 23rd day of August, 2004.

Rebecca K. White
Notary Public

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 24, 2008

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $164,219.27.

Teresa Shipman, Closing coordinator
**AFFIANT**

Subscribed and sworn to before me
this 23rd day of August, 2004.

Rebecca K. White
**NOTARY PUBLIC**

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 24, 2008

My Commission Expires MAY 24, 2008