WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/04 09:01 2pgs
Fees:13.00 Taxes:637.49

20040830-0104213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,295.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 08/27/04.

Notary Public

MY COMMISSION EXPIRES: 9/25/06

(AFFIX SEAL)

MICHAEL T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Izquierdo et ux (NAME)	SE Financial CU (NAME)	173-16-0-A
3148 Hidden Creek Dr. (STREET ADDRESS/ROUTE NUMBER)	444 James Robertson Pkwy. (STREET ADDRESS)	41.00 CO
Antioch, TN 37013 (CITY/STATE/ZIP)	Nashville, TN 37219 (CITY/STATE/ZIP)	

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

Beazer Homes Corp. dba Phillips Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Izquierdo and wife, Marina Zuniga

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. 26 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, as of record in Instrument No. 20030213-0020016 and as corrected in Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by Warranty Deed from Covenant Community, a Tennessee General Partnership, dated May 10, 2002, recorded May 10, 2002, of record in Instrument Number 200205100058110, Register's Office for Davidson County, Tennessee.

Subject to the following: easements, setback lines of record as noted in Instrument No. 200302130020016, Instrument No. 200311200169641, and Instrument No. 200303310042208, Register's Office for Davidson County, Tennessee, and otherwise of record; restrictions noted in Instrument No. 20030303002389, Instrument No. 200205140059176, and Instrument No. 200303130033781, said Register's Office, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed and assumed by Grantees.

This is unimproved ( )
Improved (X) property, known as 3148 Hidden Creek Drive (House Number/Street) Antioch (City/Town) TN (State) 37013 (Postal Code)

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 hand this 27th day of August, 2004.

Ruth Lyon, agent

BEAZER HOMES CORP. DBA PHILLIPS BUILDERS
By: Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth Lyon, Agent for Beazer Homes Corp. dba Phillips Builders** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the duly appointed and authorized Agent for Beazer Homes Corp. dba Phillips Builders, a corporation, and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the corporation, by signing the name of the corporation by herself as Agent, having full authority to so act.

Witness my hand and official seal at **Nashville**, **TN**, this **08/27/04**.

Notary Public

Commission Expires: 9/25/04