**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 281,518.75.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2004.

Notary Public: Deann J. Sutherland

My Commission Expires: 12/27/07

NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

Davidson County DEEDWARR
Recvd: 09/03/04 10:35 2pgs
Fees:13.00 Taxes:1041.62
20040903-0106904

# WARRANTY DEED

Name and Address of New Owner:
Gabriel L. and Wendy L. Vasquez
1805 Apple Ridge Circle
Nashville, TN 37211

Send Tax Bills To:
Gabriel L. And Wendy L. Vasquez
1805 Apple Ridge Circle
Nashville, TN 37211

Map/Parcel Number:
172-14-O-A-108-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Beazer Homes Corporation d/b/a Phillips Builder, a corporation existing under the laws of the State of Tennessee**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gabriel L. Vasquez and wife, Wendy L. Vasquez** , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. 37 on the Final Plat of Section Three of Wexford Downs of record as Instrument Number 20008100079246 in the Register's Office for Davidson County, Tennessee.

BEING a part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by Warranty Deed from Wexford Downs, LLC, a Tennessee limited liability company, dated August 10, 2004, recorded August 13, 2004, in Instrument Number 20040813-0098315, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument Number 20040415-0042522,Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee.

Easement to BellSouth of Record in Book 10529, Page 560, Register's Office for Davidson County, Tennessee.

Easement to Nashville Gas of Record in Book 10359, Page 615, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development PUD Boundary of Record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee.

Deed for Common Areas to Homeowners Association of Record in Book 10937, Page 791 and Instrument Number 20040311-0028010, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants recorded in Book 10292, Page 51, Book 10792, Page 822, and in Instrument Number 20000810-0079498, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **1805 Apple Ridge Circle, Nashville, TN 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. Grantors covenant with said Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 1st day of September, 2004

Ruth Lyon, agent

Ruth Lyon, Agent

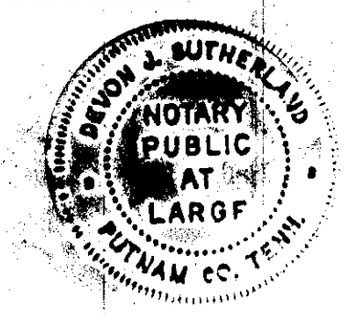
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Ruth Lyon, as Agent for Beazer Homes Corporation d/b/a Phillips Builder, a corporation existing under the laws of the State of Tennessee**, , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of September, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland




***This Instrument Prepared By:***

***Highland Title, LLC.***
***394 West Main Street, Suite B-14***
***Hendersonville, Tn 37075***