Davidson County DEEDWARR
Recvd: 09/03/04 15:43 2pgs
Fees:13.00 Taxes:460.06
20040903-0107283

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,340.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

P-WM-04-3355

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula K. Barnes	Washington Mutual Bank, FA	
3355 Harpeth Springs	(NAME) 2801 Gateway Drive, Ste 150	PART OF 141-12
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Irving, TX 75063	(141-6-D-116.00Co)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAULA K. BARNES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit #116, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat Instrument #20030213-0019999, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by deed from The Vanderbilt University, a Tennessee not for profit corporation, dated September 10, 2002 and filed of record as Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3355 Harpeth Springs, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of August, 2004.

Beazer Homes Corp. d/b/a Phillips Builders
BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the agent of, the within named bargainor, a corporation, and that as such agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand and official seal, this the 31st day of August, 2006.

Carol A. Clawson

Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067