This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040430

Davidson County DEEDWARR
Recvd: 09/08/04 10:21 2pgs
Fees:13.00 Taxes:979.05
20040908-0108365

Send Tax Bills To:
Guaranty Residential Lending
1300 S. Mopac Expressway
Austin, TX 78746-6947

New Owner is:
Cynthia & James Counter
1704 Hickory Bark Lane
Nashville, TN 37211

MAP: 172-14-O-A
PARCEL: 152.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Beazer Homes Corp., dba Phillips Builders**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cynthia M. Counter and husband James D. Counter**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land lying in the Sixth Civil District of Davidson County, Tennessee being Lot Nos. 37 and 81 on the Final Plat of Section Three of Wexford Downs of record as Instrument No. 200008100079246 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beazer Homes Corporation d/b/a Phillip Builders by Warranty Deed from Wexford Downs, LLC, a Tennessee Limited Liability Company, dated August 10, 2004, recorded August 13, 2004, in Book 200408130098315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of August, 2004.

GRANTOR:

Ruth Lyon, agent

Beazer Homes Corp., dba Phillips Builders

By Ruth Lyon as Agent

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Ruth Lyon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Agent of the Beazer Homes Corp., dba Phillips Builders the within named bargainor, and that he/she as such Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 27 day of August, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Leslie S Harvey

Notary Public

My Commission Expires November 21, 2006

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $264,609.00.

Affiant

SWORN TO and subscribed before me this 27 day of August, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Leslie S Harvey

NOTARY PUBLIC

My Commission Expires November 21, 2006

My commission expires: