* Please record this Warranty Deed in reference to transaction involving Warranty Deed 20040625-0075648 and Deed of Trust 20040625-0075649 recorded June 25, 2004.

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: express_services@bellsouth.net

Davidson County DEEDWARR
Recvd: 09/09/04 10:14 2pgs
Fees:12.00 Taxes:0.00
20040909-0109025

Address of new owner:	**Responsible for tax payment:**
Maria C. Barnes 3904 Bridgeview Lane Nashville, TN 37221	Same

Tax Map-Parcel Numbers 141-06C, 65

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), 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 CORP. DBA PHILLIPS BUILDERS, hereinafter named the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Maria C. Barnes an unmarried person**, hereinafter, called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in * County, Tennessee, described as follows to wit:

*Davidson

Land in Davidson County, Tennessee, being Lot 53, as shown on the map entitled Riverbridge Community, Phase 1 B, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, by deed of record in Instrument No. 20020912-0119994, said Register's Office.

This improved (XXX)
unimproved( )property known as: 3904 Bridgeview Lane, Nashville, TN 37221

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 10th day of August, 2004.

Teresa Shipman, agent

Beazer Home Corp. dba Phillips Builders

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

_____
Notary Public

STATE OF TENNESSEE)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Teresa Shipman**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **agent** of **Beazer Homes Corp. dba Phillips Builders**, the within named bargainor, a corporation (or partnership), and **she,** as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by HER self as such officer (or partner).

Witness my hand and official seal at office this 17th day of AUGUST, 2004.

My Commission expires:

5.24.08

Kelly Sloan
Notary Public

KELLY SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $164,251.00

Wanda Gardner
Affiant

Sworn and subscribed before me this the 17 day of August, 04.

Notary Public

TERASINA D. PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires
September 25, 2004