Davidson County DEEDWARR
Recvd: 09/20/04 10:48 2pgs
Fees:13.00 Taxes:446.84
20040920-0112735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,768.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of September, 2004.

Notary Public

My Commission Expires: 11/17/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN DONALD R. BARRETT JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Travis Womble
3351 Harpeth Springs Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
141-00-0-012

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corporation dba Phillips Builders** hereinafter referred to as Grantors, hereby transfers and conveys to **John Travis Womble, an unmarried man** , hereinafter referred to as 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 Unit 114, Riverbridge Community of record in Plat Book #20030213-0019999, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp dba Phillips Builders by warranty deed from The Vanderbilt University of record in Instrument #20020912-0110994, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Instrument #20030213-0019999, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 539, Page 206, Register's Office for Davidson County, Tennessee.

Declaration of conditions, covenants and restrictions contained in an instrument of record in Book 20030205-0016032, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument 20030218-0020987, Register's Office for Davidson County, Tennessee.

Charter contained in an instrument of record in Instrument 20030218-0020986, Register's Office for Davidson County, Tennessee.

Right of Way for Nashville Chattanooga & St. Louis Railway of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to HOA in 20030303-0027395 and 20030806-0111892, Register's Office for Davidson County, Tennessee.

Storm water detention agreement in 20021217-0155374 & 20031106-0163291, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility Easement of record in Book 7601, page 415, said Register's Office.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3351 Harpeth Springs Drive, Nashville, Tennessee 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, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 16th day of September, 2004.

Beazer Homes Corp.
dba Phillips Builders

Ruth Lyons, agent

By : Ruth Lyons, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyons, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent and that she as such Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ruth Lyons, as such Agent.

Witness my hand and official seal this 16th day of September, 2004.

Sandra S. Tomlin
Notary Public

My Commission Expires: 2-19-07

SANDRA S. TOMLIN
Notary Public At Large
WILLIAMSON COUNTY, TN

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