This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/22/04 14:16 2pgs
Fees:13.00 Taxes:586.45
20040922-0114180

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Heather Horton
445 Frost Street
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel #62-2B-87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation,** hereinafter called the **Grantor**, does hereby convey unto **Heather Horton, a single woman**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Being lot number 16 in Abbington Park Section Three Phase One of record in Instrument 200407280090230 said Register's Office.

Being a part of the same property conveyed to Beazer Homes Corp dba Phillips Builders on October 5, 2001 by Warranty Deed of record in Instrument 20011005-0108947 said Register's Office.

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

This is improved property known as 4445 Frost Street, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of September, 2004.

Ruth Lyons, agent
Ruth Lyons

State of Tennessee
County Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Ruth Lyons, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be agent of Beazer Homes Corp. d/b/a Phillips Homes, a Tennessee corporation, the within named bargainor, a corporation and that she as such agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as agent.

Witness my hand and seal at office in Brentwood, this 16th day of September, 2004.

SUBSCRIBED AND SWORN TO BEFORE ME this 16th day of September, 2004.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $158,500.00

Heather Horton
Affiant

Sworn and subscribed before me on 9/16/04.

Notary Public

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN