	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$154,857.00.** Robin Edwards Affiant Subscribed and sworn to before me, this the 20th day of September, 2004. Jennifer J. Royea Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer J. Royea	**CHASE MANHATTAN MORTGAGE CORPORATION**	P/O 052-050.00
4461 Frost Street	**1400 E. Newport Center Drive**	
Nashville, TN 37214	**Deerfield Beach, FL 33442**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Beazer Homes Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer J. Royea and husband, Christopher P. Royea

HEREINAFTER CALLED THE 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, TN, being Lot No. 20 on the Plan of First Amendment to Abbington Park, Phase One-Section Three of record in Instrument #20040728-0090230, Register's Office for Davidson County, Tennessee, to which 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 from J.E. Stevenson, Trustee of record in Instrument #20011005-0108947, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Buuilders, a Tennessee corporation by deed from J.E. Stevenson, Trustee of record in Instrument #20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4461 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20th day of September, 2004.

Beazer Homes Corp.
Dba Phillips Builders
Ruth Lyon, agent
By: Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 09/23/04 10:32 2pgs
Fees:13.00 Taxes:572.97


20040923-0114768

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ruth Lyon, Agent** of **Beazer Homes Corp. dba Phillips Builders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the **Agent** of **Beazer Homes Corp. dba Phillips Builders** the within bargainor, and corporation, and that she as such **Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Ruth Lyon** as **Agent.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **20th** day of **September, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

