Davidson County DEEDWARR
Recvd: 09/28/04 14:34 2pgs
Fees:13.00 Taxes:460.08

20040928-0116776

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,345.00

Pamela Jolyon
Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 12-9-07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

P-BOB-04-3359

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Conger	BancorpSouth Bank	
3359 Harpeth Springs Drive (ADDRESS)	(NAME) 104 Continental Place, Ste. 120 (ADDRESS)	141-06-0-D-118.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER CONGER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit #118, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat Instrument No. 20030213-0019999, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being a portion of the property conveyed to Beazer Homes Corp dba Phillips Builders, a Tennessee corporation by Deed from The Vanderbilt University, a Tennessee Not for Profit corporation, dated September 10, 2002 of record in Instrument No. 20020912-0110994, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3359 Harpeth Springs Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 24th day of September, 2004.

Beazer Homes Corp. d/b/a Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF Tennessee

COUNTY OF Davidson

I, Carol A. Clawson, a Notary Public of the County and State first above written, do hereby certify that Ruth Lyon of Beazer Homes Corp. d/b/a Phillips Builders personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of September, 2004.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959