THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 3915

Davidson County DEEDWARR
Recvd: 10/05/04 13:24 3pgs
Fees:18.00 Taxes:465.95
20041005-0119800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED THIRTY THREE AND 00/100 ($125,933.00) DOLLARS, cash in hand paid by AMANDA M. MILAM, unmarried, receipt of which is hereby acknowledged, it, BEAZER HOMES CORPORATION, doing business as PHILLIP BUILDERS, a TN. Corp., has bargained and sold, and by these presents does transfer and convey unto the said AMANDA M. MILAM, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Thirty-fifth Civil District of Davidson County, State of Tennessee, and being Lot 138, of Riverbridge Community , a plat of which is of record in Instrument #20030213-0019999, in the Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes, Corporation, doing business as Phillips Builders, a Tennessee Corporation, by deed from The Vanderbilt University, a Tennessee not for profit corporation, dated September 10, 2002, and of record in Instrument #20020912-0110994, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Declaration-CCR of record in Instrument # 20030205-0016032, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of record in Instrument # 20030218-0020987, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter for HOA, of record in Instrument # 20030218-0020986, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Boundary Plan of record in Instrument # 20020709-0082561, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument # 20030213-0019999, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Storm Water Detention Agreement of record in Instrument # 20021217-0155374, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Railroad Easement of record in Book 1298, Page 244, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Harpeth Valley Utility Easement of record in Book 7601, Page 415, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Lien for Assessments as set forth in CCR and By-Laws in Instrument # 20030205-0016032 and Instrument # 20030218-

0020987, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said AMANDA M. MILAM, unmarried, her heirs and assigns, forever. And it does covenant with the said AMANDA M. MILAM, unmarried, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said AMANDA M. MILAM, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, BEAZER HOMES CORPORATION, doing business as PHILLIP BUILDERS, a TN. Corp., has caused its name to be subscribed hereto by its duly authorized officer as and for this the 29th day of September, 2004.

BEAZER HOMES CORPORATION, doing business as PHILLIP BUILDERS, a TN. Corp.

BY: Ruth Lyon, agent
RUTH LYON, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, RUTH LYON, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me, and who upon oath, acknowledged herself to be the Agent of BEAZER HOMES CORPORATION, doing business as PHILLIP BUILDERS, a TN. Corp., the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the same of the corporation by the said RUTH LYON, as Agent of BEAZER HOMES CORPORATION, doing business as PHILLIP BUILDERS, a TN. Corp.

WITNESS MY HAND and official seal at office in said County this 30th day of September, 2004.

KELLY SLOAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kelly Sloan
NOTARY PUBLIC
LARGE

My Commission Expires: 5-24-08

My Commission Expires MAY 24, 2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,933.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Amanda M. Milam
AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2004.

Lauren Ramsey
NOTARY PUBLIC

My Commission Expires: 9-18-06

LAUREN RAMSEY
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN
My Comm. Expires 9-18-2006

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Tax Map 141-06-0-D
Parcel : 138.00CO

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. AMANDA M. MILAM
3370 Harpeth Springs Drive
Nashville, TN 37221