Davidson County DEEDWARR
Recvd: 10/06/04 15:47 2pgs
Fees:13.00 Taxes:570.85

20041006-0120812

WARRANTY DEED

P-AHM-04-0124

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,235.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

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

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
Steven W. Prince	American Home Mortgage	
124 Trellis Way	(NAME) 520 Broadhollow Road	033-030-B-019.00 CO
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) Melville, NY 11747	
(CITY) (STATE) (ZIP)	(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. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN W. PRINCE AND WIFE, JENNIFER D. PRINCE, 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:

Being Lot No. 62 on the plat of Dry Creek Farms, Section 2, dated July 3, 2003, as revised July 30, 2003, prepared by Crawford Land Surveyors, P.C. 1929 Twenty-First Ave. South, Nashville, TN 37212, and of record as Instrument #20040421-0045040, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed from Ivy Hill Properties, LLC, a Tennessee limited liability company, dated May 12, 2004 and filed of record in Inst. No. 20040517-0057352, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 124 Trellis Way, Goodlettsville, Tennessee 37072
(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 30th day of September, 2004.

Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation

BY: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF Tennessee

COUNTY OF Davidson

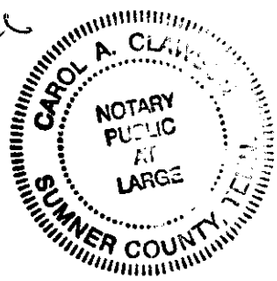
I, , a Notary Public of the County and State first above written, do hereby certify that Ruth Lyon of Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2004.

Carol A. Clarke
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959