This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040472

Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
Same as new owner

Davidson County DEEDWARR
Recvd: 10/08/04 10:13 2pgs
Fees:13.00 Taxes:588.30
20041008-0121804

New Owner is:
Qiana L. Bradford
4485 Frost Street
Nashville, TN 37214

MAP: 62-2-B
PARCEL: 97.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Beazer Homes Corp. dba, Phillips Builders** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Qiana L. Bradford and Patrick Sales**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being described according to survey dated 9/26/01 by Steven D. Delle, Tennessee Registered Land Surveyor, No. 1710, as follows:

Beginning at an iron rod situated in the northerly margin of Pennington Bend Road, said point also being the Southeast corner of Lot 1, Pennington Bend Estates Section One of record in Plat Book 4955, Page 89, Register of Deeds, Davidson County, Tennessee.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders , a Tennessee Corporation by Warranty Deed from J.E. Stevenson, Trustee dated October 3, 2001, recorded October 5, 2001, in Book 20011005010894?, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of September, 2004.

GRANTOR:

_____

Beazer Homes Corp. dba

Phillips Builders

By: Ruth Lyon, agent

Its: _____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Ruth Lyon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the agent of the **Beazer Homes Corp. dba** the within named bargainor, and that he/she as such agent, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

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

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of September, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
NOTARY PUBLIC

My commission expires: _____

MY COMMISSION EXPIRES JULY 19, 2008