This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040483

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 10:14 2pgs
Fees:13.00 Taxes:409.96
20041008-0121807

**New Owner is:**
**Francine Triplett**
574 Flintlock Court
Nashville, TN 37217

MAP: 135-16O-B
PARCEL: 86.00 CO

## 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.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Francine Triplett, single** , 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 located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 85 on the Plan of Woodridge at Nashboro Village of record in Instrument No: 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beazer Homes Corp., doing business as Phillips Builders by Special Warranty Deed from WDN Properties, Ltd. dated May 3, 2002, recorded May 7, 2002, in Book 200205070056330, 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

**Ruth Lyon, Agent**

**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.** 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 $110,800.00.

Affiant

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

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008