63

Realty Title
48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,575.00

Franklin Iweorah
Affiant

Subscribed and sworn to before me this 24th day of September, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax-Information
Franklin Iweorah	1st Trust Bank For Savings	135-16-0-B-070.00CO
542 Flintlock Court	P.O. Box 17257	
Nashville, TN 37217	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. doing business as Phillips Builders, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Franklin Iweorah, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Unit No. 70, on the Plan of Woodridge At Nashville Village, Nashboro Village, Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Beazer Homes Corp. doing business as Phillips Builders by deed from WDN Properties, Ltd. of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 542 Flintlock Court, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 10/18/04 15:28 2pgs
Fees:13.00 Taxes:405.43
20041018-0125194

WITNESS my hand this 24th day of September, 2004.

Beazer Homes Corp. doing business as Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an Agent of Beazer Homes Corp. doing business as Phillips Builders, the within named bargainor, and that she is authorized by Beazer Homes Corp. doing business as Phillips Builders to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 24th day of September, 2004.

Notary Public

My Commission expires 03/14/05