Davidson County DEEDWARR
Recvd: 11/03/04 14:05 2pgs
Fees:13.00 Taxes:773.75
20041103-0132593

WARRANTY DEED

prepared
WITHOUT CURRENT SURVEY

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, a Tennessee Corporation**, has bargained and sold, and by these presents, does hereby bargain, sell, transfer and convey unto **RYAN COE and wife, ASHLEY COE**, as tenants by the entirety, their heirs and assigns, that certain parcel of real estate situated in the 11th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

Being Lot #18 of the Merritt Downs Subdivision Section I as shown on the Plan of record in Plat Instrument #20010523-0053201 to which plan reference is here made for a more complete and accurate legal description of said lot.

DEED REFERENCE: Book 20000911, Page 0089925, Register's Office, Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same contained in the plan of record in Plat Instrument #20010523-0053201.

MAP AND PARCEL 64-08-0-A/18.00

TO HAVE AND TO HOLD the above-described real estate with all the appurtenances, estate, title and interest thereto belonging unto the said **RYAN COE and wife, ASHLEY COE**, as tenants by the entirety, their heirs and assigns, in fee simple, forever.

Grantor covenants with the grantees named herein that it is lawfully seized and possessed of said real estate, that it has a good and perfect right to sell and convey the same, and that the same is unencumbered and free of liens, except for the 2004 real estate taxes which shall be prorated.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate unto the said grantees named herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

THIS INSTRUMENT PREPARED BY
CONLEY CAMPBELL MOSS SMITH
317 SOUTH THIRD STREET
UNION CITY, TN 38261

IN TESTIMONY WHEREOF, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS**, has caused it's signature to be affixed, this 29th day of October, 2004.

BEAZER HOMES CORP.
Dba Phillips Builders

Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, duly commissioned and qualified in said County and State, **RUTH LYON**, with whom I am personally acquainted, and who acknowledged herself to be an **AGENT** of **BEAZER HOMES CORP.**, and that as such **AGENT**, being authorized so to do, executed the foregoing **WARRANTY DEED** for the express purposes therein contained.

Given under my hand and seal of office this 29th day of October, 2004.

OBION COUNTY TENNESSEE NOTARY PUBLIC AT LARGE BRUCE U. MOSS, JR.

Notary Public

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ryan Coe
1404 Autumn Springs Ct.
Old Hickory, TN 37138-2307

NAME AND ADDRESS OF PROPERTY OWNER:

Same As Above

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Obion

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,122.00 which amount is equal to or greater than the property transferred would ~~command~~ at a fair voluntary sale.

SUBSCRIBED AND SWORN TO before me this 1st day of November, 2004.

Vickie T. Davidson
Notary Public

My Commission Expires: 1/3/07

VICKIE T. DAVIDSON NOTARY PUBLIC AT LARGE OBION CO. TENNESSEE

F:RE/2004RE/Beazerhomes.dee