WARRANTY DEED

HUNT-04MT0807

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,875.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF December, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6.26.07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
M. Elizabeth Hunt	Union Planters Bank, N.A.	MAP 141-6-D
3385 Harpeth Springs Drive	P. O. Box 1718	
Nashville, TN 37221	Memphis, TN 38101-1718	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BEAZER HOMES CORP. d/b/a Phillips Builders, a Tennessee corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto M. ELIZABETH HUNT, 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:

Land in Davidson County, Tennessee, being Unit 145, Riverbridge Community, a Planned Unit Development, a plat of which is of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes, Corporation, d/b/a Phillips Builders, a Tennessee corporation by deed from The Vanderbilt University, a Tennessee not for profit corporation, dated September 10, 2002, filed September 12, 2002, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3385 Harpeth Springs Drive, Nashville, Tennessee 37221.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of December, 2004:

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation

Ruth Lyon, agent

By: Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 12/06/04 10:30 1pgs
Fees:13.00 Taxes:458.34
20041206-0144661

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned authority, of the state and county mentioned, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Agent (or other officer authorized to execute the instrument) of Beazer Homes Corp. d/b/a Phillips Builders the with in named bargainor, a corporation, and that as such Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by herself as Agent.

Witness my hand and official seal at Williamson, Tennessee, this 1st day of December, 2004.

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 6-26-07