GBEC OF TENNESSEE, INC.
404 BNA DRIVE STE 300
NASHVILLE, TENNESSEE 37217

Davidson County DEEDWARR
Recvd: 12/08/04 08:45 3pgs
Fees:18.00 Taxes:572.07
20041208-0146070

TERASINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **154,614.00.**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF November, 2004.

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., 404 BNA Drive Ste 300, NASHVILLE, TENNESSEE 37217		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Lisa Ann Chapman**	SEND TAX BILLS TO: Same	MAP OR PARCEL NUMBERS: **173-16-0-A-84 CO**
(NAME) **3633 Coles Branch ~~Road~~ Drive**	(NAME)	
(ADDRESS) **Antioch, TENNESSEE 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Beazer Homes Corp dba Phillip Builders a Tennessee Corporation** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Lisa Ann Chapman** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

unimproved ( )
This improved (X) property, known as

3633 Coles Branch Road,	**Antioch,**	**TENNESSEE 37013**
(House number) (Street)	(City)	(State) (Zip)

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

WITNESS our hands this day of **18th** day of **November, 2004.**

Ruth Lyon, agent
Beazer Homes dba Phillips Builders

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the agent of Beaver Homes Corp, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

Witness my hand and official seal at office this 18 day of Nov, 2004.

My Commission expires:

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 6-24-06 WILLIAMSON CO., TENNESSEE

_____
Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot(s) 187, as shown on the map entitled Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1, a Planned Unit Development, of record as Instrument No. 20030213-0020016, as corrected as Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, by deeds of record as Instrument Nos. 20020510-0058108, 20020510-0058109, 20020510-0058110, and 20020510-0058112, said Register's Office.