RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,813.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

Davidson County DEEDWARR
Recvd: 12/21/04 11:23 2pgs
Fees:13.00 Taxes:447.01

20041221-0151553

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIN L. HUTCHINS 3343 Harpeth Springs Drive Nashville, Tennessee 37221	Same as new owner	141-6-0D-110CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND EIGHT HUNDRED THIRTEEN and NO/100 ($120,813.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ERIN L. HUTCHINS, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Unit No. 110 on the plan of Riverbridge Community, a Planned Development Unit, of record in Instrument No. 20030213-001999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Warranty Deed from The Vanderbilt University, a Tennessee not for profit corporation, recorded 9/2/02 in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement of record in Instrument No. 20021217-0155374; to terms and conditions of Charter of record in Instrument No. 20030218-0020998 and Instrument No. 20030218-0020986; to terms and conditions of Instrument No. 20030303-0027395, Instrument No. 20030806-0111892, and in Instrument No. 20030303-0027398; to restrictive covenants of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893 and in Instrument No. 20030205-0016037; to terms and conditions of Master Deed of record in Instrument No. 20030218-0020999 and in Instrument No. 20030218-0020987; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3343 Harpeth Springs Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2004 property taxes.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 17th day of September, 2004.

BEAZER HOMES CORP.
d/b/a PHILLIPS BUILDERS

BY: Ruth Lyon, agent
RUTH LYON, AGENT

TITLE: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of September, 2004, before me, appeared RUTH LYON, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that she is the agent of Beazer Homes Corp d/b/a Phillips Builders, and that said instrument was signed in behalf of said corporation, and she acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006