WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/04 13:06 2pgs
Fees:13.00 Taxes:469.70

20041222-0152232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 2/19/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
US Title and Escrow, Inc., 1802 Williamson Court Suite 200 , Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Oxendale	Barbara Oxendale	141.06-0D-151.00CO
(NAME)	(NAME)	
3397 Harpeth Springs Drive	3397 Harpeth Springs Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp, dba Phillips Builders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Oxendale and Husband, Steven Oxendale, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 151, Riverbridge Community, a Plan Unit Development, a plat of which is of record in Instrument No. 200302130019999, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, by Deed from The Vanderbilt University, a Tennessee not for profit corporation, dated September 10, 2002 and recorded September 12, 2002, of record in Instrument No. 20020912-0110994, said Register's Office

unimproved

This is improved ✓ property, known as 3397 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 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 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 my hand this 16th day of December, 2004.

Beazer Homes Corp, dba Phillips Builders

By: Ruth Lyon, agent

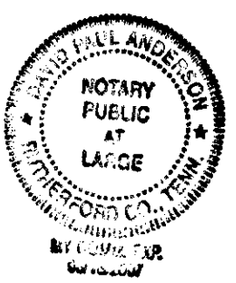
Title:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, David Anderson a Notary Public of the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Agent of Beazer Homes Corp, dba Phillips Builders, the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent

WITNESS my hand and seal, at office in Brentwood, TN, this 16th day of December, 2004.



NOTARY PUBLIC

My Commission Expires: 3/18/07