Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754[illegible]

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$156,700.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2005.

Notary Public

My commission expires: 07 06 08
(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Fianalea K. Moss **David M. Moss**	**SAME**	**173-16-O-A-026.00CO**
3424 Chandler Cove Way		
Anitoch, TN 37013		

Davidson County DEEDWARR
Recvd: 02/01/05 12:39 2 pgs
Fees:13.00 Taxes:579.79
20050201-0011637

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fianalea K. Moss and David M. Moss

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 Lot No. 74 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Ins. No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation by Deed from Tony W. Weatherford and wife, Tina R. Weatherford dated 4-26-02 of record in Instrument No. 200205100058108 Register's Office for Davidson County, TN.

Being the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation by Deed from David E. Stephens and wife, Sherry J. Stephens dated 4-26-02 of record in Instrument No. 200205100058109 Register's Office for Davidson County, TN.

Being the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation by Deed from Covenant Community, a Tennessee General Partnership whose authorized general partner is Jimmy C. Davis dated 5-10-02 of record in Instrument No. 200205100058110 Register's Office for Davidson County, TN.

Being the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation by Deed from William R. Huffman (aka Randy Huffman) and Rhonda Alan Huffman Lemer (formerly Rhonda Huffman) dated 5-10-02 of record in Instrument No. 200205100058112 Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded restriction in Ins. No. 200205140059176, amendment of record in Ins. No. 200303130033781; Bylaws in Instrument NO. 200303030027389; Charter of the Homeowners Association of record in Ins. No. 200303030027388; Conveyanve of Common Area of record in Ins. No. 200303030027387; Plat of record in Ins. No. 200302130020016 surveyors certificate of correction of record in Ins. No. 200303310042208 and in Ins. No. 200311200169641; Easement in Book 5460, page 992, Book 10348, page 367, for said County.

This is improved (__x__) Unimproved (____) property, known as **3424 Chandler Cove Way, Anitoch, TN 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in

unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **27th** day of **January, 2005.**

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

Teresa Shipman, agent
By: Teresa Shipman
Its Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Gregg W. Clarke of the state and county mentioned personally appeared Teresa Shipman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Agent of Beazer Homes Corp., d/b/a/ Phillips Builders, A Tennessee Corporation the within named bargainor, a corporation, and that such Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as the Agent.

Witness my hand, at office, this **27th** day of **January, 2005.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 28, 2006