Davidson County DEEDWARR
Recvd: 02/18/05 12:30 2 pgs
Fees:13.00 Taxes:568.60

20050218-0018574

WARRANTY DEED

G-CB-05-0708

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,675.40

Affiant

Subscribed and sworn to before me, this 17th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN R. EAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Harris	Same (NAME)	
708 Castleton Court		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		149-15-A-337 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZAR HOMES CORP. DBA PHILLIPS BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD HARRIS AND WIFE, TAMARA HARRIS, 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 Lot No. 61, CAMBRIDGE FOREST, PHASE FOUR, as shown on plat of record in Instrument No. 20020813-0098017 and amended at Instrument No. 20030506-0060390, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by Warranty Deed from Danco Property Investments, LLC, recorded the 8th day of February, 2002 in Instrument No. 20020208-0017194, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Instrument Number 20020813-0098017; Instrument Number 20030506-0060390; Book 10332, page 1; Book 10774, page 723; Instrument Number 20021023-0130058; Instrument Number 20020221-0022798; Book 10343, page 769; Instrument Number 20030630-0090226; Book 7453, page 445; Book 8795, page 158; Book 7632, page 962; Book 1207, page 529; Book 1147, page 148, Regiser's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 708 Castleton Court, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of February, 2005.

Beazar Homes Corp. dba Phillips Builders

BY: Teresa Shipman, Agent

Teresa Shipman, Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Teresa Shipman,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Agent of Beazar Homes Corp. dba Phillips Builders, the within named bargainor, a corporation, and that she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by herself as Agent.

Witness my hand and official seal at Nashville, TN on this 17th day of February, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903