03

Realty Title
48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $124,675.00

Affiant

Subscribed and sworn to before me this 24th day of February, 2005.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON

Davidson County DEEDWARR
Recvd: 03/01/05 16:01 2 pg
Fees:13.00 Taxes:461.30

20050301-0022638

Address of New Owner:	Send Tax Bills to:	Tax-Information
Tamara L. Giwa 3423 Harpeth Springs Drive Nashville TN 37221	New Owner	141-06-0-D-163

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Tamara L. Giwa, Steven Emmanuel Samson Giwa and wife, Veena Mirchandani Giwa, hereinafter called the Grantee, her successors 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. 163, on the Plan of Riverbridge Community, of record in Instrument No. 200302130019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders, a Tenessee Corporation, by deed from The Vanderbilt University, a Tennessee Not For Profit Corporation, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3423 Harpeth Springs Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of February, 2005.

Beazer Homes Corp. dba Phillips Builders Corp., a Tennessee Corporation

By: Teresa Shipman, Agent

Teresa Shipman, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Shipman, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, the within named bargainor, and that she is authorized by Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 24th day of February, 2005.

Notary Public

My Commission expires 03/14/05