Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/05 15:13 3 pgs
Fees:18.00 Taxes:445.24

20050302-0023166

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,335.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05

NOTARY PUBLIC AT LARGE (AFFIX SEAL)

LAURA A. BEASLEY DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston Biggs (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 135-16B
476 Flintlock Court (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	PARCEL 37
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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 Winston Biggs

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 37 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp. doing busines as Phillips Builders by deed dated 5/3/02 from WDN Properties, Ltd. of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, TN.

Subject to restrictions of record in Instrument No. 20021106-0136459; 20021104-0134724; 20021106-0136458; and 20030610-0080281, said Register's Office.

This conveyance is subject to any and all existing easements of record including a storm water easement of record in Instrument No. 20020820-0100403 and to all matters shown on the plan of record in Instrument No. 20021120-0143949, said Register's Office.

Subject to Charter for Woodridge at Nashboro Village Homeowners Assocaition of record in Instrument No. 20021106-0136458; Deed to Woodridge at Nashboro Village Homeowners Association of record in Instrument No. 20021120-0144369 and

CONTINUED

unimproved ( )
This is improved (X) property, known as 476 Flintlock Court, Nashville, TN 37217
(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 28th day of February, 2005

Beazer Homes Corp., dba Phillips Builders
By: Teresa Shipman
Teresa Shipman, Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Teresa Shipman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that he as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Teresa Shipman as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 28th day of February 2005.

My commission expires 11/26/05

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Master Deed of record in Book 4827, page 14 and supplemented in Book 5469, page 840 and Book 7751, page 907, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.