THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/24/05 10:21 2 pgs
Fees:13.00 Taxes:580.16
20051024-0127818

Address New Owners:
Veronica Roman
3656 Coles Branch Drive
Antioch, TN 37013

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
173-16-0A-076.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $156,800.00.

Affiant

Subscribed and sworn to before me this 20th day of October, 2005

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Beazer Home Corp. d/b/a Phillips Builders** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Veronica Roman and Husband, Thomas Roman** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, Being Lot Number 89, Hidden Creek, Phase 1 Section 1, Phase 2 and Phase 3 Section 1 of record in Plat at Instrument Number 20030213-0020016 to which reference is here made for a more complete description of said lot.

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Deed dated May 10, 2002 from Covenant Community of record in Instrument No. 20020510-0058110 and Deed dated May 10,2002 from William R. Huffman (aka Billy Ray Huffman), Randolph Alan Huffman (aka Randy Huffman), and Rhonda Huffman Lehmer (formerly Rhonda Huffman) of record in Instrument No. 20020510-0058112 and by Deed dated April 26, 2002 from David E. Stephens and wife Sherry J. Stephens of record in Instrument No. 20020510-0058109 and Deed from Tony W. Weatherford and wife, Tina R. Weatherford dated April 26, 2002 of record in Instrument No. 20020510-0058108 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20030213-0020016, Register's Office for Davidson County. 50' Right of Way for Ingress and Egress of record in Book 5460, page 992 Register's Office for said county. Charter for Home Owners Association of record in Instrument No. 20030303-0027388 said Register's Office. Quitclaim Deed to Home Owners Association for Open Space of record in Instrument No. 20030303-0027387 Register's Office for said county. Surveyors Certificate of correction of record in Instrument No. 20031120-0169641 Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20030303-0027389 Register's Office for said county. Restrictive covenants recorded in Instrument Nos. 20020514-0059176; 20030313-0033781 and, 20050308-0025065, Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 3656 Coles Branch Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 20th day of October, 2005

Beazer Home Corp., d/b/a Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Agent of Beazer Home Corp. d/b/a Phillips Builders the within named bargainor, and that as such Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Agent

Witness my hand and seal, at office in Tennessee, this the 20th day of October, 2005

Karen Russell
NOTARY PUBLIC

My Commission Expires: 5/26/09

