Davidson County DEEDWARR
Recvd: 07/13/06 10:38 2 pgs
Fees:13.00 Taxes:761.50

20060713-0084408

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,810.00

Affiant

Subscribed and sworn to before me this 11th day of July, 2006.

Notary Public
My commission expires: July 19, 2008

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

Address of New Owner:	Send Tax Bills to:	Tax-Information
Donald D. Stephens	USAA Federal Savings Bank	173-16-A-211.00
3945 Stephens Ridge Way Antioch TN 37013	10750 McDermott Freeway San Antonio, TX 78288	

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., a Tennessee Corporation**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Donald D. Stephens and wife, Virginia J. Stephens**, hereinafter called the Grantees, their 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. 129, on the Plan of Hidden Creek, Phase 4, Section 1, of record in Instrument No. 20050714-0081682, 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 Covenant Community, A Tennessee General Partnership by Installment Deed from Ruth P. Stephens, dated October 30, 1979, of record in Book 5522, Page 614, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Covenant Community, a Tennessee General Partnership, dated August 12, 2005, of record in Instrument No. 20050815-0096258, 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 3945 Stephens Ridge Way, Antioch, 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, 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 11th day of July, 2006.

Beazer Homes Corp., a Tennessee

By: Ruth Lyon, agent
Ruth Lyon

its _____

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Lyon, 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., a Tennessee corporation, the within named bargainor, and that she is authorized by Beazer Homes Corp., a Tennessee corporation, to execute this instrument on its behalf.

Witness my hand in Davidson County TN, this 11th day of July, 2006.

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

Kelly Ann Callaghan
State of Tennessee at Large

My Commission Expires: July 19, 2008