This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

PICK-UP

QUITCLAIM DEED OF CORRECTION

Address of Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Mr. and Mrs. Jimmy Ray Looper **434 Flintlock Court** **Nashville, Tennessee 37217**	**Owner**	**Map: 136-16-0-B** **Parcel: 017.00C0**

Davidson County DEEDQC
Recvd: 08/29/03 15:02 4pgs
Fees:22.00 Taxes:0.00
20030829-0125974

STATE OF MINNESOTA)
COUNTY OF Hennepin)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ -0-.

Jimmy R Looper
Affiant

Sworn to and subscribed to before me, this the 28 day of August 2003.

Jasmyn Naill
Notary Public

JASMYN J. NAILL
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31 2006

My Commission Expires: 1-31-06

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W I T N E S S E T H:

WHEREAS, on or about July 3, 2003, Beazer Homes Corp., doing business as Phillips Builders ("Beazer Homes"), entered into a Contract ("Contract") with Jimmy Ray Looper and wife, Yolanda G. Looper ("Mr. and Mrs. Looper"), to construct a town home for Mr. and Mrs. Looper on property identified in the Contract as "Lot No. 2017" of the "Woodridge at Nashboro" community, said Lot being Unit 17 of the Horizontal Property Regime, Private Element Plat of Woodridge at Nashboro Village - Tract 11, of record as Instrument No. 20021120 - 0143949, Register's Office for Davidson County, Tennessee, and is known as 434 Flintlock Court, Nashville, Tennessee 37217; and,

WHEREAS, on or about August 7, 2003, Beazer Homes and Mr. and Mrs. Looper closed on the sale and purchase of the aforesaid property; and,

WHEREAS, the Warranty Deed executed by Beazer Homes and delivered to Mr. and Mrs. Looper at the closing contained a metes and bounds description of a fifteen and twenty-three one-hundredths (15.23) acre tract; and,

WHEREAS, the description of the property in the aforesaid Warranty Deed was in error and was not the property to be conveyed by Beazer Homes to Mr. and Mrs. Looper pursuant to the Contract; and,

WHEREAS, on or about August 15, 2003, the said Warranty Deed from Beazer Homes to Mr. and Mrs. Looper was recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20030815 - 0117552, with the incorrect description of the property; and,

WHEREAS, Beazer Homes and Mr. and Mrs. Looper acknowledge that as a matter of law in Tennessee, title to real property transfers only when there is delivery of a properly executed instrument from the Grantor to the Grantee with the intent to transfer the real property described therein; and,

WHEREAS, Beazer Homes and Mr. and Mrs. Looper further acknowledge the description of the property contained in the aforesaid Warranty Deed was a mistake and there was no intent of Beazer Homes or Mr. and Mrs. Looper for said Warranty Deed to convey to Mr. and Mrs. Looper the property therein described; and,

WHEREAS, at the said closing of the sale and purchase of the property, Mr. and Mrs. Looper executed a Deed of Trust containing the same incorrect description of the property as in the aforesaid Warranty Deed to secure their mortgage loan from Freeman Webb Mortgage Corporation; and,

WHEREAS, on or about August 15, 2003, the said Deed of Trust was recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20030815 - 0117553, with the incorrect description of the property; and,

WHEREAS, Mr. and Mrs. Looper acknowledge, upon oath, there was no intent by them to convey the said property incorrectly described in the aforesaid Deed of Trust; and,

WHEREAS, on or about August 25, 2003, the aforesaid Warranty Deed was re-recorded with the correct description of the property being conveyed to Mr. and Mrs. Looper as Instrument No. 20030825 - 0123206, Register's Office for Davidson County, Tennessee; and,

WHEREAS, it was the intent of Beazer Homes and Mr. and Mrs. Looper for Beazer Homes to convey to Mr. and Mrs. Looper the property as described in the re-recorded Warranty Deed; and,

WHEREAS, on or about August 25, 2003, the said Deed of Trust was re-recorded with the correct description of the property conveyed from Beazer Homes to Mr. and Mrs. Looper, as Instrument No. 20030825 - 0123207, Register's Office for Davidson County, Tennessee; and,

WHEREAS, it was the intent of Mr. and Mrs. Looper to convey the property as described in the re-recorded Deed of Trust; and,

WHEREAS, Beazer Homes and Mr. and Mrs. Looper are executing this Quitclaim Deed of Correction to ratify and confirm the actions they have taken to correct the description of said property conveyed by Beazer Homes to Mr. and Mrs. Looper, and in that regard, the parties have agreed to exchange Quitclaim Deeds in order to clarify any misunderstanding that may exist in the public record regarding the aforesaid properties.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the aforesaid premises and recitations, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is acknowledged, **Beazer Homes Corp., doing business as Phillips Builders,** a corporation (hereinafter called "Grantor"), has bargained and sold, and by these presents does hereby quitclaim, transfer and convey to **Jimmy Ray Looper and wife, Yolanda G. Looper** (hereinafter called the "Grantees"), their heirs, successors and assigns, all of Grantor's right, title and interest, if any, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

This is improved property known as 434 Flintlock Court, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, the Grantor and Grantees have executed this instrument as of the dates below written, respectively.

GRANTOR:

Beazer Homes Corp., d/b/a
Phillips Builders, a corporation

By: Ruth Lyon, agent

Its: _____

Date: 8-29-03

GRANTEES:

Jimmy Ray Looper
Jimmy Ray Looper

Date: 8/28/2003

Yolanda G. Looper
Yolanda G. Looper

Date: 8/28/03

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Lyon, with whom I am personally acquainted (or proved to me upon satisfactory evidence) and who acknowledged himself/herself to be an Agent of Beazer Homes Corp., d/b/a Phillips Builders, a corporation, the within named bargainor, and who being authorized so to do, upon oath, executed the foregoing instrument by signing his/her name thereto as the Agent for said corporation for the purpose herein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August 2003.

Notary Public

My Commission Expires: 9-25-04

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ROBERT

STATE OF MINNESOTA)
COUNTY OF Hennepin)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Jimmy Ray Looper and wife, Yolanda G. Looper,** with whom I am personally acquainted (or proved to me upon satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes herein contained.

Witness my hand and official seal at Eden Prairie, Minnesot, this 28 day of August 2003.

Jasmyn Naill
Notary Public

My Commission Expires: 1-31-06

JASMYN J. NAILL
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Woodridge at Nashboro Village, Tract 11, of record in Instrument No. 200211200143949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.