Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $146,852.00.

Affiant

Subscribed and sworn before me this the 4th of March, 2004.

Notary Public
My commission expires:

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 03/08/04 15:17 2pgs
Fees:13.00 Taxes:543.35
20040308-0026408

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charlynn Carpenter	FHHLC D/B/A FTHL	62-2B-80.00 CO
2824 Paddle Wheel Drive	10741 King William	
Nashville, TN 37214	Dallas, TX 75220	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. dba Phillips Builders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to L. Scott Carpenter and Charlynn Carpenter, Husband and Wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 241, as shown on the map entitled Abbington Park, Phase One, Section Two, of record as Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, by deed from J. E. STEVENSON, TRUSTEE, of record as Instrument No. 20031002-0145230, dated September 30, 2003, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 2824 Paddle Wheel Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th of March, 2004.

Beazer Homes Corp.
DBA 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 State and County aforesaid, personally appeared **Ruth Lyon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **her** oath acknowledged **herself** to be the **agent** of the within named bargainor, a corporation, and that **she** as such **agent**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Ruth Lyon** as such **agent**.

Witness my hand and official seal at Nashville, Tennessee, on this the 4th day of March, **2004**.

Notary Public

My Commission Expires: _____

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004