WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/07/04 14:39 2pgs
Fees:13.00 Taxes:932.66

20040407-0039778 My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,070.00

Ruth Lyon, agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF MARCH, 2004.

Notary Public

COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason J. Lukawitz	WORLD SAVINGS	MAP 172-14O-A PART OF PAR 123
(NAME)	(NAME)	
905 Brancaster Lane	P.O. BOX 7512	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SPRINGFIELD, OH 45501-7512	
(CITY) (STATE) (ZIP)	(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, **BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **JASON J. LUKAWITZ AND WIFE, GETA LUKAWITZ,** 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:

Situated in Davidson County, Tennessee, being Lot No. 52 on the Resubdivision of Lots 51 and 52, Section Three, Wexford Downs, of record in Instrument No. 20030710-0095629, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by deed of record in Instrument No. 20011211-0136176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 905 Brancaster Lane, Nashville, TN 37211
(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(s) this 29th day of March, 2004.

Beazer Homes Corp. d/b/a Phillips Builders

Ruth Lyon, agent

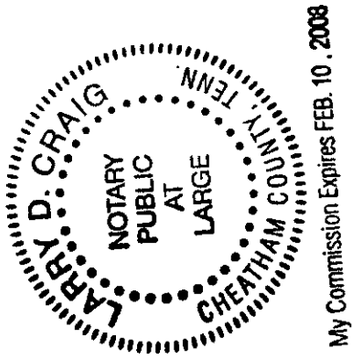
BY: RUTH LYON, as AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, RUTH LYON, with whom I am personally acquainted and who upon oath(s) acknowledged herself to be the AGENT of the Beazer Homes Corp. d/b/a Phillips Builders the within named bargainor, and corporation, and that she as such AGENT being authorized so to do, execute 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 this 3/29/03.



NOTARY PUBLIC