STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of April, 2004.

Notary Public

My Commission Expires: 3-31-07

LEE SAVARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 3-31-07

Davidson County DEEDWARR
Recvd: 05/12/04 09:56 2pgs
Fees:13.00 Taxes:640.10
20040512-0054677

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr., Ste. 114
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julio Clemente and Yolanda Clemente
2429 Edencrest Dr.
Antioch, TN. 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-150-A 332.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders** hereinafter referred to as Grantors, hereby transfers and conveys to **Julio Clemente and wife, Yolanda Clemente** hereinafter referred to as Grantees, their heirs 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 #56 on the plan of Cambridge Forest, Phase Four, of record at Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.

Map & Parcel 149-150-A-332.00CO

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Warranty Deed from Danco Property Investments, LLC., of record at Instrument #20020208-0017194, Register's Office of Davidson County, Tennessee, dated January 28, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record at Instrument 20020813-0098017, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 10332, Page 1, Book 10774, Page 723, and Instrument #20021023-0130058, said Register's Office.

Easement for AT&T of record in Book 1207, Page 529, said Register's Office.

Easement for Right-of-way of record in Book 1147, Page 148, said Register's Office.

Easement for Sanitary Sewer/Storm Drainage of record in Book 7453, Page 445, said Register's Office.

Easement for Sewer of record in Book 8795, Page 158, said Register's Office.

Easement for Sanitary Sewer / Storm Drainage of record at Instrument #20001228-0126570, said Register's Office.

HOA Charter of record in Book 10343, Page 769, said Register's Office.

Conveyance of Common Area of record at Instrument #20030624-0086951, also of record at Instrument #20030624-0086954, and Instrument # 20030630-0090226, said Register's Office.

Subject to Ingress/Egress to a cemetery, if applicable.

Subject to Storm Water Detention Agreement of record in Book 7632, Page 962, also at Instrument #20020308-0029654.

Subject to all matters of record in Plan Book 3, Page 26, Chancery Court and Book 6900, Page 561-562, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2429 Edencrest Dr. , 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 29th day of April, 2004.

Beazer Homes Corp. d/b/a Phillips Builders
by: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beazer Homes Corp. d/b/a Phillips Builders by Judy Lyon as Agent, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2004.

LEE SAVARIO
NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 3-31-07

549-HH