This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
615-369-0039

STATE OF TN
COUNTY of Williamson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$139,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27 day of MAY, 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration:

JOY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 29, 200

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
DAREN W. HELTON AND WIFE, KRISTEN M. HELTON	SAME	2836 PADDLE WHEEL DRIVE NASHVILLE, TN 37214
		PROPERTY ADDRESS: 2826 PADDLE WHEEL DRIVE NASHVILLE, TN 37214

MAP PARCEL NUMBER
52-0-10

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, BEAZER HOMES CORPORATION, D/B/A PHILLIPS BUILDERS, A TENNESSE CORPORATION ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto DAREN W. HELTON AND WIFE, KRISTEN M. HELTON ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238 N THE PLAN OF ABBINGTON PARK, PHASE ONE, SECTION TWO OF RECORD IN INSTRUMENT NO. 20030922-0139712 AND INST. NO. 20031006-0146904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO J.E. STEVENSON, TRUSTEE BY DEED FROM SISTERS OF MERCY OF THE AMERICA'S REGIONAL COMMUNITY OF CINCINATTI OF RECORDED FEBRUARY 23, 2000 AS INSTRUMENT NO. 200002230017875 AND A PORTION OF THE PROPERTY CONVEYED TO J.E. STEVENSON, TRUSTEE BY DEED FROM JACKIE COLEMAN STROUD AND WIFE, GAIL ALEXANDER STROUD RECORDED JULY 19, 2000 AS INSTRUMENT NO. 200007190071173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A PORTION OF THAT PROPERTY BEING CONVEYED TO BEAZER HOMES CORP, DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION BY DEED FROM J.E. STEVENSON, TRUSTEE BY WARRANTY DEED DATED SEPTEMBER 30, 2003 AND RECORDED OCTOBER 2, 2003 AS INSTRUMENT NO. 20031002-0145230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This property is known as: 2836 PADDLE WHEEL DRIVE, NASHVILLE, TN 37214

This property is subject to all restrictive covenants of record and all encumbrances, easements, and other matters of public record as may affect the property.

Davidson County DEEDWARR
Recvd: 06/01/04 15:40 2pgs
Fees:13.00 Taxes:514.30
20040601-0064055

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 27 day of MAY, 2004

BEAZER HOMES CORPORATION D/B/A PHILLIPS BUILDERS, A TENNESSEE CORP.

BY: _____

ITS: Div Sr VP/GM

STATE OF TENNESSEE)
) SS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tara Shipley, with whomI am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged thatshe is the Div. Sr. VP, of Beazer Homes, a Corporation, and is authorized by the Corporation to execute this instrument on behalf of the Corporation.

WITNESS my hand and official seal this 27 day of MAY, 2004.

_____
NOTARY PUBLIC

My Commission Expires:

_____

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires NOV. 20, 2007