WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/04 13:30 2pgs
Fees:13.00 Taxes:387.14
20040924-0115601

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

File No. 17396-1

The actual consideration or value, whichever is greater, for this transfer is **$104,633.00**

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2004.

Notary Public

My commission expires: 4/10/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmy E. Allen, Jr.	**"New Owner"**	**135-16-0-B-075co**
504 Logwood Briar Circle		
Brentwood, TN 37027		

FOR AND IN 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, WE,

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy E. Allen, Jr.

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:

LAND in Davidson County, Tennessee, being Unit No. 75 in Woodridge at Nashboro Village, Nashboro Village - Tract 11, a Private Element Horizontal Property Regime, located on Flintlock Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021104-0134724 and as amended in Instrument No. 20030610-0080281, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Woodridge at Nashboro Village, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021120-0143949, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING part of the same property conveyed to Beazer Homes Corp., doing business as Phillips Builders, by Deed from WDN Properties, Ltd., of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, of record in Instrument No. 20021104-0134724 and as amended in Instrument No. 20030610-0080281, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (X) Unimproved (____) property, known as **552 Flintlock Court, Nashville, TN 37217**

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 convenant 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/our hand(s) this **21st** day of **September, 2004.**

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, agent

Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within 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 oath, acknowledged herself to be the Agent of the Beazer Homes Corp. d/b/a Phillips Builders, within named bargainor, a corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **September, 2004.**

Deborah H. Berrie

Notary Public



My Commission Expires: 3/25/06