THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19016B

MAP/GROUP/PARCEL: P/O map 33/43,42, parcels 21

NEW OWNER'S NAME AND ADDRESS:
Michael J. Lesperance
118 Trellis Way
Goodlettsville TN 37072

Davidson County DEEDWARR
Recvd: 10/07/04 10:29 2pgs
Fees:13.00 Taxes:506.53
20041007-0121091

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders, a corporation existing under the laws of the State of Tennessee**, hereinafter called Grantor, does hereby transfer and convey unto **Michael J. Lesperance, a married man**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 59, on the Plat of Dry Creek Farms, Section 2, of record in Instrument Number 200404210045040, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 118 Trellis Way, Goodlettsville TN 37072.

BEING a part of the same property conveyed to Grantor herein by Deed of record in Instrument 20040517-0057352, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Beazer Homes Corp. d/b/a Phillips Builders

Ruth Lyon, agent

By Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Ruth Lyon, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be Signing Agent of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, a corporation, and that as such she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of September 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $136,900.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of September 2004.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006