RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/11/04 11:26 2pgs
Fees:13.00 Taxes:409.07

20041011-0122507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,559.00.

David Welton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9-30-06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER HOLLINGSWORTH 5845 Nolensville Pike #105 Nashville, TN 37211	Same as new owner	P/O MAP 161 PARCEL 272

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND FIVE HUNDRED FIFTY NINE and NO/100 ($110,559.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER HOLLINGSWORTH, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Townhomes of Shadow Glen, of record in Plat Instrument No. 20040315-0029248 and corrected in Instrument No. 20040713-0083179, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beazer Homes Corp., a Tennessee Corporation on 3/12/04 from Shadow Glen Residential L.P., a Tennessee Limited Partnership, of record in Instrument No. 20040312-0028654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20040315-0029248, as corrected in Instrument No. 20040713-0083179; subject to restrictive covenants of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040312-0028654, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Book 7900, page 38, Book 8064, page 815; subject to terms and conditions of Charter of Townhomes of Shadow Glen recorded in Instrument No. 20040316-0029917; subject to terms and conditions of deed to Townhomes of Shadow Glen Homeowners Association of record in Instrument No. 20040325-0033972; subject to easement of record in Instrument No. 20040406-0038744; subject to easement for ingress-egress per Agreement of Construction and Maintenance of Joint Access Roadway, recorded

in Book 8064, page 831, as amended by Ingress-Egress per Agreement of Construction and Maintenance of Joint Access Roadway recorded in Instrument No. 20000114-0004981; subject to easement for Sewer and/or Storm Drainage, recorded in Book 9640, page 881; subject to Stormwater Detention agreement of record in Instrument No. 20030903-0127692; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5845 Nolensville Pike #105, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2004 property taxes.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 30th day of September, 2004.

BEAZER HOMES CORP.
d/b/a PHILLIPS BUILDERS

BY: _____

TITLE: Dv Sr VP/CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2004, before me, appeared Tara Patricia Shipley to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he/she is the VP/CFO of Beazer Homes Corp d/b/a Phillips Builders, and that said instrument was signed in behalf of said corporation, and that he/she acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9-30-06

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT [illegible] My Co[illegible]