Davidson County DEEDWARR
Recvd: 11/02/04 09:49 2pgs
Fees:13.00 Taxes:426.16

20041102-0131346

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,179.00

Michele Johnson
Affiant

Subscribed and sworn to before me this 29th day of October, 2004.

Notary Public
My commission expires: 9/4/05

Address of New Owner:	Send Tax Bills to:	Tax-Information
Michele Johnson	WR Starkey Mortgage, LLC	161-16-0-A-010.00CO
5845 Nolensville Pike #119	106 Hazel Path Ct. Ste 7	
Nashville TN 37211	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. dba Phillips Builders, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Michele Johnson, hereinafter called the Grantees, their successors 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 10 of Building 2 on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200403150029248, corrected in Instrument No. 200403170030572, as amended in Instrument No. 200407130083179 and corrected in Instrument No. 200407200086706 and Instrument No. 200407200086707, said Unit No. 10 shown on Exhibit A-1 to said Declaration of Covenants, Conditions, and Restrictions, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Beazer Homes Corp. by deed dated 03/02/04 of record in Instrument No. 200403120028654, Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to Shadow Glen Residential, L.P. a Tennessee Limited Partnership by deed dated 06/26/03 of record in Instrument No. 20030626-0089015, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 5845 Nolensville Pike #119, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 October, 2004.

Beazer Homes Corp.
Dba Phillips Builders

By: Ruth Lyon, agent

Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an Agent of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, and that she is authorized by Beazer Homes Corp. dba Phillips Builders to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 29th day of October, 2004.

Notary Public

My Commission expires 9/11/05