STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,835.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of November, 2004.

Notary Public

My Commission Expires: 3-31-07

LEE SAVARIO NOTARY PUBLIC AT LARGE

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 11/09/04 13:56 2pgs
Fees:13.00 Taxes:646.89
20041109-0135210

ADDRESS NEW OWNER(S) AS FOLLOWS:
Guadalupe Faz
3612 Coles Branch Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #: 173-16-0-A-065.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Guadalupe Faz, unmarried** hereinafter referred to as 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 Lot #78, on the Plan of Hidden Creek, Phase Two, Section One, of record in Plat Instrument No. 20030213-0020016, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING part of the same property conveyed to BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, a Tennessee corportion by Warranty Deed from COVENANT COMMUNITY, a Tennessee General Partnership of record as Instrument No. 20020510-0058110, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2004 have been prorated and assumed by Grantee(s).

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record as Instrument No. 20030213-0020016, said Register's Office.

Restrictive covenants contained in an instrument of record as Instrument No. 20020514-0059176 and Instrument No. 20030313-0033781, said Register's Office.

Surveyor's Certificate of Correction of record as Instrument No. 20031120-0169641 and Instrument No. 20030331-0042208, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 3612 Coles Branch Drive, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 1st day of November, 2004.

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

BY: Ruth Lyon, agent
Ruth Lyon, agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the agent for Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation and who further acknowledge that she executed the forgoing instrument for the purposes therein contained by signing her name as the agent for Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation.

Witness my hand and official seal this 1st day of November, 2004.

Notary Public

My Commission Expires: 3-31-07

