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 $109,350.00

Affiant

Subscribed and sworn to before me this 28th day of October, 2004.

Notary Public
My commission expires: 9/11/05

Davidson County DEEDWARR
Recvd: 11/10/04 13:11 2pgs
Fees:13.00 Taxes:404.60
20041110-0135624

Address of New Owner:	Send Tax Bills to:	Tax-Information
H. Bruce Maxwell	SouthStar Funding, LLC	161-16-0-A-56.00CO
5845 Nolensville Pike No. 106	400 Northridge Road, Suite 1000	
Nashville TN 37211	Atlanta, GA 30350	

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., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to H. Bruce Maxwell and wife, Evon Maxwell, 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 No. 56, together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248, corrected in Instrument No. 20043170030572, amended in Instrument No. 200407130083179, corrected in Instrument No. 200407200086706 and Instrument No. 200407200086707, said Unit No. 56 being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforemention Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description. Map and Parcel 161-16-O-A 056.00CO. Bearing the address of 5845 Nolensville Pike #106, Nashville, TN 37211

BEING a portion of the same property conveyed to Beazer Home Corp. by deed dated 03/02/04 of record in Instrument No. 200403120028654, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5845 Nolensville Pike No. 106, 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 28th day of October, 2004.

Beazer Homes Corp., a Tennessee Corporation

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 the Agent of Beazer Homes Corp., the within named bargainor, and that she is authorized by Beazer Homes Corp. to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 28th day of October, 2004.

Notary Public

My Commission expires 9/4/05

MARY D. AYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires 09/04/2005

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED