This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040560

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
America Wholesale Lender
750 Old Hickory Blvd. #180
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/30/04 08:16 2pgs
Fees:13.00 Taxes:664.89

20041130-0141786

New Owner is:
Duane Kenneth Moore
4480 Frost Street
Nashville, TN 37214

MAP: 62-2B
PARCEL: 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Beazer Homes Corp., dba Phillips Builders**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Duane Kenneth Moore and wife, Elaine Medeiros Moore**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of First Amendment to Abbington Park, a Planned Unit Development, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation by Deed from J.E. Stevenson, Trustee dated 10/3/01, recorded 10/5/01, in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of November, 2004.

GRANTOR:

Beazer Homes Corp dba Phillips Builders

By: _____

Its: Div Sr VP/CFO

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Tara Shipley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Senior VP, CFO of the **Beazer Homes Corp. dba Phillips Builders** the within named bargainor, and that he/she as such Senior VP, CFO, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 15 day of November, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

_____
Notary Public

My Commission Expires: ~~November 21, 2006~~

My Commission Expires November 21, 2006

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $179,700.00.

_____
Affiant

SWORN TO and subscribed before me this 15 day of Nov., 2004.

_____
NOTARY PUBLIC

My commission expires:

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires November 21, 2006