Davidson County DEEDWARR
Recvd: 12/02/04 09:47 2pgs
Fees:13.00 Taxes:429.94

20041202-0143443

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 $116,200.00

Affiant

Subscribed and sworn to before me this 24th day of November, 2004.

Notary Public
My commission expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax-Information
Jeremy B. Hogg	Countrywide Home Loans, Inc.	PORTION OF 161/272.00
5845 Nolensville Pike #124	2021 N. Gallatin Rd. Ste 280	
Nashville TN 37211	Madison, TN 37115	

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 Jeremy B. Hogg, unmarried, 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 47 in Building 8 of the Townhomes of Shadow Glen, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Shadow Glen of record in Instrument No. 200407130083179, as corrected in Instrument No. 200407200086707, Register's Office for said County, 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 03-0204 of record in Instrument No. 200403120028654, 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 #124, 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 24th day of November, 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 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 24th day of November, 2004.

Amy Leathers
Notary Public

My Commission expires 9/20/08

