THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/17/04 15:55 2pgs
Fees:13.00 Taxes:414.77
20041217-0150556

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Michelle R. Lackey 5845 Nolensville Pike #131 Nashville, TN 37211	NEW OWNER	P/O 161-00-0-272.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $112,100.00.

Michelle Lackey
Affiant

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

C. Leigh Wigginton
Notary Public
My Commission Expires: 2/17/08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Beazer Home Corporation** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Michelle R. Lackey, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being No. 16 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. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Amended in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707 , with 2nd amendment of record in Instrument No. 20041021-0126776 Re-recorded in Instrument No. 20041025-0128065. Said No. 16 being depicted on the Condominium Site Plat attached as Exhibit "A" to the correction of record in Instrument No. 20040720-0086707.

Being a portion of the property conveyed to Beazer Homes Corp. from Shadow Glen Residential, L.P. by Special Warranty Deed dated July 2004 and filed for record in Instrument No. 20040709-0082047, having been conveyed to Shadow Glen Residential, LP by Deed from Alaric Development Company, Inc. filed for record June 26, 2003 in Instrument No. 20030626-0089015 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 7900, page 38 Register's Office for Davidson County. Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Amended in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707 , with 2nd amendment of record in Instrument No. 20041021-0126776 Re-recorded in Instrument No. 20041025-0128065 said Register's Office. Sanitary Sewer/Storm Drainage Easement of record in Book 7382, page 7554 and Book 9640/881 said Register's Office. Joint access agreement for Ingress

and Egress of record in Book 8064, page 831 and amended in Instrument No. 200001140004981 Register's Office for said county. Storm Water Detention Agreement of record in Instrument No. 20030903-0127692 said Register's Office. Home Owners Association Charter of record in Instrument No. 20040316-0029917 Register's Office for Davidson County, Tennessee. Grant of Utility Easement to HOA of record in Instrument No. 20040917-0112429 said Register's Office. Quitclaim Deed to HOA for open space of record in Instrument No. 200411050133515 Register's Office for said county. By-Laws of record in Instrument No. 20040315-0029248 said Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 5845 Nolensville Pike #131, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 29th day of November, 2004

Beazer Home Corp., d/b/a Phillips Builders

BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Agent of Beazer Home Corporation the within named bargainor, and that as such Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Agent

Witness my hand and seal, at office in Tennessee, this the 29th day of November, 2004

C. Leigh Wigginton
NOTARY PUBLIC

My Commission Expires: 2/17/08

C. LEIGH WIGGINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY