THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23710-12-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $111,900.00. Affiant Subscribed and sworn to before me this 23rd day of December, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jacquelin McCoy 255 Sail Boat Nashville, TN 37217	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.135.16-0B Parcel No. 049.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corporation d/b/a Phillips Builders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacquelin McCoy, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 500 Flintlock Court, Nashville, Tennessee 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of December, 2004.

Beazer Homes Corporation
d/b/a Phillips Builders

Ruth Lyon, agent

By Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 12/30/04 11:46 2 pgs
Fees:13.00 Taxes:414.03

20041230-0154693

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Corporation d/b/a Phillips Builders, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2004.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument No. 20021200143949, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a horizontal property regime established by declarations, covenants, conditions and restrictions of record in Instrument No. 20021104-0134724 amended in Instrument No. 20030610-0080281, said Register's Office.

Being part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by deed dated May 3, 2002 from WDN Properties, Ltd. of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. By-Laws of Woodridge at Nashboro Village Homeowners' Association, Inc., of record in Instrument No. 20021106-0136459;
2. Dedication of common area to Woodridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021120-0144369;
3. Charter of Incorporation of Woodridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136458;
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration of covenants, conditions and restrictions for Woodridge at Nashboro Village, of record in Instrument No. 20021104-0134724;
5. All matters appearing on the Plan of record as Instrument No. 20021120-0173949;
6. Easement reserved of record in Book 10110, page 854;
7. Easement for overhead lines of record in Book 4821, page 105 and Book 4821, page 111;
8. Storm water detention agreement of record in Instrument No. 20020820-0100403; and
9. Design Standards for Nashboro Village Tract 11 recorded in Instrument No. 20020507-0056331, Register's Office for Davidson County, Tennessee.