RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/30/04 14:57 2 pgs
Fees:13.00 Taxes:491.51
20041230-0154930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 532,840.00

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2004.

NOTARY PUBLIC

My Commission expires: 9/30/06

JANE GRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP McDUFFEE 4484 Frost Street Nashville, Tennessee 37214	Same as new owner	P/O 52-00-0-050

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **PHILIP McDUFFEE, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of First Amendment Abbington Park, Phase One, Section Three, of record in Instrument 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by Warranty Deed from J.E. Stevenson, Trustee, recorded 10.5.01 in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20040728-0090230; to Charter for Homeowner's Association of record in Instrument No. 20030303-0027405; to By-Laws of record in Instrument No. 20030303-0027406; to restrictive covenants of record in Instrument No. 20030213-0020075, in Instrument No. 20040518-0058461, in Instrument No. 20000720071648; to an easement of record in Instrument No. 20030109-0004246; to terms and conditions of Deed of Conveyance of record in Book 8377, page 820; to a flowage easement of record in Book 2242, page 513; to an easement of record in Book 1163, page 341; and to an easement of reocr in Book 1198, page 525; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 4484 Frost Street, Nashville, Tennesseee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 17th day of December, 2004.

BEAZER HOMES CORP.
d/b/a PHILLIPS BUILDERS

BY: Ruth Lyon, agent
RUTH LYON, AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2004, before me, appeared Ruth Lyon, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that she an authorized agent of Beazer Homes Corp d/b/a Phillips Builders, and that said instrument was signed in behalf of said corporation, and that he/she acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.