Davidson County DEEDWARR
Recvd: 01/05/05 12:00 3 pgs
Fees:18.00 Taxes:515.39
20050105-0001862

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,294.00

Kelli Poteete
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of December, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Courtney R. Brauss
3320 Cain Harbor Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
62-2-B-133.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. d/b/a Phillips and Builders, a Tennessee Corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Courtney R. Brauss, and husband, Brian C. Brauss,** hereinafter referred to as Grantees, their heirs 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 Lot No. 66, on the Abbingtin Park, Phase One, Section Three, of record in Plat Instrument No. 20040728-0090230, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by Warranty Deed from J.E. Stevenson, Trustee, of record in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee dated October 5, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20040728-0090230, said Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20030213-0020075, and Instrument No. 20040518-0058461, said Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

Easement for Flowage for the United States of America of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

Easement for Transmission Line to the United States of America of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3320 Cain Harbor Road, Nashville, Tennessee 37214.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th day of December, 2004.

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation

BY: Ruth Lyons, agent
ITS: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rusty Lyon, with whom I am personally acquainted and who proved him/herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, and who being authorized to do so acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05