Prepared by:
Amy Cross Nance
Attorney at Law
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Davidson County DEEDWARR
Recvd: 01/20/05 12:05 2 pgs
Fees:13.00 Taxes:446.59
20050120-0007420

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,700.00

Affiant

Subscribed and sworn to before me, this 19 day of January 2005.

Notary Public
My commission expires: 4/21/07

NOTARY PUCLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alysia D. Burns	Irwin Mortgage Corporation	P.O. 161-00-0/272
5845 Nolensville Pike, #145	P.O. Box 23550	
Nashville TN 37211-0000	Jacksonville, FL 32241-3550	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Beazer Homes Corp. a Tennessee corporation hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alysia D. Burns an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 23 on the plan of Townhomes of Shadow Glen as shown on the exihibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040318-0030572; Instrument No. 20040413-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707 Register's Office for Davidson County, Tennessee and part of Lot 2 on the plan of Southmark of record in Book 7900 page 38 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp. by deed from Shadow Glen Residential, L.P of record in Instrument No. 20040312-0028654 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20040315-0029248; Instrument No. 20040318-0030572; Instrument No. 20040413-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Townhomes of Shadown Glen Homeowner's Association of record in Instrument No. 200403160029917 4) All matters appearing on plan of Southmark of record in Book 7900 Page 38, Register's Office for Davidson County, Tennessee 5) Easement for Drainage recorded in Book 7382 page 755 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8064 page 815 and in any allied instruments(s) referred to in said restrictions. 7) Easement for ingress-egress per Agreement of Construction and Maintenance of Joint Access Roadway recorded in Book 8064 page 831 and amended in Instrument No. 20000114-0004981 8) Easement for Sewer and/or Storm Drainage recorded in Book 9640 page 881 9) Stormwater Detention Agreement of record in Instrument No. 20030903-0127692

This property is improved property known as 5845 Nolensville Pike, #145, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 19th day of January, 2005.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Ruth Lyon, with whom I am personally acquainted, and who acknowledged themselves to be the Agent of Beazer Homes Corp. a Tennessee corporation the within named bargainor, and as such Agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Beazer Homes Corp.

Witness my hand, at office, this 19th day of January 2005.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TE

FILE NO: WG1003