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

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:
Bobby Smotherman, Jr.
112 Vine Lane
Goodletsville, TN 37072

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
P/O 033-00-0-043.00

Davidson County DEEDWARR
Recvd: 02/24/05 08:19 2 pgs
Fees:13.00 Taxes:630.04
20050224-0020152

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $170,280.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 2005

Notary Public
My Commission Expires:

DARRIS BILLINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22, 2008

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 **Bobby Smotherman, Jr. and wife, Tami Smotherman** (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 Goodletsville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being known as all of Lot 86 of the Final Plat of Dry Creek Farms, Section 2, and recorded in Instrument No. 200404210045040 , Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Beazer Homes Corp by Special Warranty Deed from Ivy Hill Properties, LLC dated 11-12-04 and filed for record in Instrument No. 200411180138825 and further being part of the same property conveyed to Ivy Hill Properties, LLC by deed from Investors Land Partners, II, L.P., dated September 30, 2003 and of record in Instrument No. 20031001-0145054, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 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: Restrictive covenants recorded in Instrument No. 200409210113624, and amended of record in Instrument No. 200310010145053, Register's Office for Davidson County. Easement Agreement of record in Instrument No.200310010145056, Register's Office of Davidson County Quitclaim Deed to HOA of record in Instrument No. 200411050133611, Register's Office of Davidson County Charter of HOA of record in Instrument No. 200410050119646, Register's Office of Davidson County TVA Easement of record in Book 4175, Page 8 and Book 10752, Page 679 and Book 3248, Page 58, Register's Office of Davidson County Sanitary Sewer and Storm Drainage of record in Book 7695, Page 562, Register's Office of Davidson County As the Covenants, Conditions and Restrictions recorded Instrument No. 200409210113624 and have been amended or modified by the instrument recorded Instrument No. 200310010145053. Taxes for the year 2005 and following, a lien not yet due and payable. (Map #P/O 033-00-0-043.00)

THIS IS **IMPROVED** PROPERTY KNOWN AS 112 Vine Lane, Goodletsville, TN 37072

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 17th day of February, 2005

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

BY: Teresa Shipman, agent
Teresa Shipman, Agent

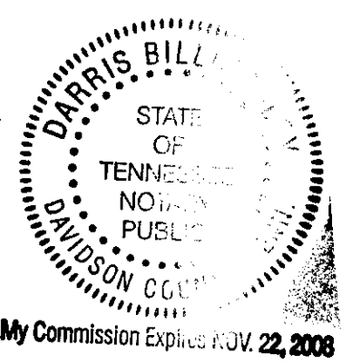
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Teresa Shipman, 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 17th day of February, 2005

Darris Billingsley
NOTARY PUBLIC

My Commission Expires:_____



My Commission Expires NOV. 22, 2008