WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/05 15:30 2 pgs
Fees:13.00 Taxes:424.76
20050304-0024439

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,800.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian A. Craighead	Countrywide Home Loans, Inc.	Map 135
544 Flintlock Court	4500 Park Granada	Group 16-0-B
Nashville, TN 37217	Calabasas, CA 91302-1613	Parcel 71-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Beazer Homes Corp. d/b/a Phillips Builders

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian A. Craighead, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 71, on the Plan of Woodridge at Nashboro Village - Tract 11, of record in Instrument 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by deed from WDN Properties, Ltd., of record in Instrument 20020507-0056330, said Register's Office. See also deed of record in Instrument 20030829-0125975, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20021104-0134724; Instrument 20030610-0080281; and Instrument 20021106-0136459, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021120-0143949, and all matters of record in Plat Book 4660, Page 157, said Register's Office; (3) Easements of record in Book 4821, Page 111; Book 4821, Page 105; Book 10110, Page 857; Book 4860, Page 75, said Register's Office; (4) Storm Water Detention Agreement in Instrument 20020820-0100403, said Register's Office; (5) Design Standards in Instrument 20020507-0056331, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 544 Flintlock Court, Nashville, TN 37217

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 28th day of February, 2005.

Beazer Homes Corp. d/b/a Phillips Builders

BY: Teresa Shipman
Teresa Shipman, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Shipman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Agent respectively of Beazer Homes Corp. d/b/a Phillips Builders the within named bargainer, and that she, as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the said Teresa Shipman as such Agent.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 1st day of March, 2005.

My Commission Expires: 3/31/07

Notary Public



