Realty 4 BA

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Davidson County DEEDWARR
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Fees:13.00 Taxes:416.40

20050310-0026580

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,540.00

Affiant

Subscribed and sworn to before me this 3rd day of March, 2005.

Notary Public
My commission expires: 05/24/08

Address of New Owner:	Send Tax Bills to:	Tax-Information
Tomas Lendvai 468 Flintlock Court Nashville TN 37217	New Owner	135-16-0-B 0033.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. doing business as Phillips Builders**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Tomas Lendvai and wife, Susan L. Lendvai**, hereinafter called the Grantees, their successors 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 Unit No. 33 on the Plan of Woodridge at Nashboro Village, Nashboro Village, Tract II, of record in Plat Instrument No. 200211200143949, 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. doing business as Phillips Builders by Special Warranty Deed from WDN Properties, Ltd. of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 468 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of March, 2005.

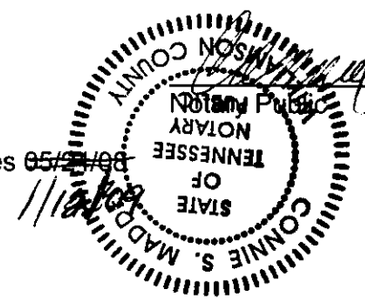
Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ruth Lyon**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of Beazer Homes Corp., the within named bargainor, and that she is authorized by Beazer Homes Corp. to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 3rd day of March, 2005.



Notary Public

My Commission expires ~~05/25/06~~ 11/18/2008