WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 10:29 2 pg
Fees:13.00 Taxes:611.28

20050401-0035375

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,210.00

Linda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th March, 2005

Carolyn Gleaves
Notary Public

My Commission Expires: 8-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Terence CARPENTER 704 Castleton Court Antioch, TN 37013	Ownit Mortgage Solutions,Inc. 11700 Great Oaks Way Alpharetta, GA 30022	149-15-0-A-336.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Beazer Home Corp. d/b/a Phillips Builders**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Terence CARPENTER, unmarried**, hereinafter called 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 #60, on the Plan of Cambridge Forest, Phase Four of record in Plat Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Beazer Homes Corp. dba Phillips Builders, by deed from Danco Property Investments, LLC, of record in Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property taxes for the year 2005, a lien which is not yet due and payable.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in Instrument of record in Book 10332, Page 1; Book 10774, page 723, and Instrument No. 20021023-0130058, Register's Office for Davidson County, Tennessee, but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

HOA charter of record in Book 10343, page 769, said Register's Office.

Quitclaim to HOA of record in Instrument No. 20030630-0090226, said Register Office.

By-Laws of record in Instrument No. 20020221-0022798, said Register's Office.

Easement for American Telephone & Telegraph Co. of record in Book 1207, page 529, said Register's Office.

Easement for Right of way of record in Book 1147, page 148, said Register's Office.

Easement for santiary sewer and/or storm drainage of record in Book 7452, page 445, Book 8795, page 158, Book 7632, page 972 and Instrument No. 20020308-0029654, said Register's Office.

Subject to plan of record in Plat Book 3, page 26, Chancery Court at Nashville, Tennessee, which shows a proposed road along the north boundary of Lot 6 & 7 and any easement thereon.

Subject to the right of way along Rural Hill Road and also along unnamed gravel road leading to Morgan Cemetary.

Subject to all matters appearing on the boundary survey of Double. Partners Property, dated Aug. 4, 1998 and revised Sept. 24, 2999 prepared by Anderson-Delk & Associates, Inc.

All other easement and restrictions of record in said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **704 Castleton Court, Lot 60,Cambridge Forest,Ph.4, Antioch, TN 37013**

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 person 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 25 th day of March, 2005

GRANTOR:
Beazer Homes Corp.

Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Ruth Lyon, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, proved herself to be the agent of Beazer Homes Corporation Dba Phillips Builders, and who being authorized to do so, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 25 th day of March, 2005.

NOTARY PUBLIC

My Commission expires: 10.12.08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008