Davidson County DEEDWARR
Recvd: 04/04/05 14:25 3 pgs
Fees:18.00 Taxes:444.94
20050404-0036426

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,253.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Jason Collum
5845 Nolensville Pike, #140
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Part of 161-00-0-272

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp., a Tennessee corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard Jason Collum, a single man** hereinafter referred to as 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 Unit No. 39 of Building No. 6, as designated in Exhibit "A" Townhomes of Shadow Glen in the Declaration of Restrictions as recorded in Instrument No. 200403150029248 and amended in Instrument No. 200410210126776 and re-recorded in Instrument No. 200410250128065, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed from Shadow Glen Residential, L.P., a Tennessee limited partnership of record in Instrument No. 20041019-0125714, Register's Office for Davidson County, Tennessee dated October 19, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Restrictive covenants contained in an instrument of record in Instrument No. 200403150029248, No. 200410210126776, and No. 200410250128065, Book 8064, Page 815, Register's Office for Davidson County, Tennessee.

Easement for ingress and egress and maintenance of record in Book 8064, Page 831, and Instrument No. 200001140004981, said Register's Office,

Drainage Easement of record in Book 7382, Page 755, said Register's Office.

Sewer easement of record in Book 9640, Page 881, said Register's Office.

Storm Water agreement of record in Instrument No. 200309030127692, said Register's Office.

Quitclaim Deed to HOA of record in Instrument No. 200501270010261, said Register's Office.

Easement to HOA of record in Instrument No. 200409170112429, said Register's Office.

Charter of HOA of record in Instrument No. 200403160029917, said Register's Office.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5845 Nolensville Pike, #140, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of March, 2005.

Beazer Homes Corporation

Ruth Lyon, agent

By: Ruth Lyon, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Ruth Lyon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself to be the Authorized Agent, of Beazer Homes Corporation, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED