RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,990.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF MARCH, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

Davidson County DEEDWARR
Recvd: 04/13/05 15:42 2 pgs
Fees:13.00 Taxes:429.15
20050413-0041379

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY ROCK et ux 464 Flintlock Court Nashville, Tennessee 37127	Same as new owner	135-16-0-B-031.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND NINE HUNDRED NINETY and NO/100 ($115,990.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JEREMY ROCK and wife, MYRA ROCK,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Unit No. 31, Woodrige at Nashboro Village, Tract 11, Horizontal Property Regime Private Element Plat as shown on plat of record in Instrument No. 20021120-0143949, of record in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said unit.

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders from WDN Properties, by deed dated 5/7/2002, of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 4660, page 157, in Book 4860, page 72, in Book 4860, page 74, Book 4860, page 75 and in Instrument No. 20021120-0143949; to restrictive covenants of record in the Master Deed recorded in Book 4827, page 14, as supplemented by instruments of record in Book 5469, page 840 and in Book 7751, page 907; to restrictive covenants of record in Instrument No. 20021104-013472 and in Instrument No. 20030610-0080281; to easement of record in Book 4660, page 74; to easement of record in Instrument No. 20020820-0100403; to Charter for Homeowner's Association of record in Instrument No. 20021106-0136458; to By-Laws of record in Instrument No. 20021106-0136459; to Quitclaim Deed to Homewoner's Assocation of record in Instrument No. 20021120-0144369; to easement of record in Book 10110, page 854; to easement of record in Book 4821, page 111; to easement of record in Book 4821, page 105;

all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 464 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 3rd day of March, 2005.

Myra Rock

BEAZER HOMES CORP.
d/b/a PHILLIPS BUILDERS

BY: Ruth Lyon, agent
RUTH LYON, AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of March, 2005, before me, appeared Ruth Lyon, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that she an authorized agent of Beazer Homes Corp d/b/a Phillips Builders, and that said instrument was signed in behalf of said corporation, and that he/she acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006