Davidson County DEEDWARR
Recvd: 04/20/05 11:39 2 pgs
Fees:13.00 Taxes:577.90
20050420-0043902

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $156,189.00

Affiant

Subscribed and sworn to before me this 18 day of April, 2005.

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	Send Tax Bills to:	Tax-Information
Lusheena Jones-Coofer	Ownit Mortgage Solutions	033-03-0-B
113 Vine Lane	P.O. Box 4354	
Goodlettsville TN 37072	Houston, TX 77210	

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 Corporation, a Tennessee Corporation** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Lusheena Jones-Coofer**, **unmarried** 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 Lot No. 109, on the Plan of Dry Creek Farms, Section 2, of record in Instrument No. 20040421-0045040, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deed, dated 11/12/04, from Ivy Hill Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20041118-0138825; further being part of the property conveyed to Ivy Hill Properties, LLC, a Tennessee Limited Liability Company, by deed, dated 09/30/03, from Investors Land Partners II L.P., a Delaware Limited Partnership, of record in Instrument No. 20031001-0145054, said Register's Office.

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 113 Vine Lane, Goodlettsville, TN 37072

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 18 day of April, 2005.

Beazer Homes Corporation, a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the authorized agent and signatory of Beazer Homes Corporation, a Tennessee Corporation and that she is authorized by Beazer Homes Corporation to execute this instrument on its behalf by herself as such agent and signatory.

Witness my hand in Hermitage, TN, this 18 day of April, 2005.

Ruth Leon
Notary Public
State of Tennessee at Large

My Commission expires: 11-27-2006

