STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,355.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2005.

Notary Public

My Commission Expires: 11-11-08

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 04/29/05 16:17 2 pgs
Fees:13.00 Taxes:604.41
20050429-0048097

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chad A. Reeder and Lisa M. Reeder
3641 Coles Branch Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
173-16-0-A-082.00

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 Corporation, a Tennessee Corporation,** hereinafter referred to as Grantors, hereby transfers and conveys to **Chad A. Reeder and Lisa M. Reeder, husband and wife,** 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 Lot No. 189 in Hidden Creek, Section 1, Phase 3, as shown on plat of record at Instrument No. 200302130020016 and as corrected by Surveyors Certificate of Correction at Instrument No. 200311200169641, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Warranty Deed from Covenant Community, a Tennessee General Partnership of record at Instrument No. 20020510-0058110, Register's Office for Davidson County, Tennessee, dated May 10, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record at Instrument No. 200302130020016, as corrected at Instrument No. 200311200169641, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument No. 200205140059176, 200303130033781, and 200503080025065, Register's Office for Davidson County, Tennessee.

Quitclaim to HOA of record at Instrument No. 200303030027387, Register's Office for Davidson County, Tennessee.

HOA Charter of record at Instrument No. 200303030027388, Register's Office for Davidson County, Tennessee.

By-Laws of record at Instrument No. 200303030027389, Register's Office for Davidson County, Tennessee.

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 3641 Coles Branch Drive, Antioch, Tennessee 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 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 27th day of April, 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.

My Commission Expires: 11-22-05

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DONALD [illegible] JR.

12611-BW