GBEC OF TENNESSEE, INC.
404 BNA DRIVE STE 300
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **149,150.00**.

Cindy Brady
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF April, 05.

Terasina D. Brown
NOTARY PUBLIC

My Commission expires: My Commission Expires SEPT. 20, 2008

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., 404 BNA Drive Ste 300, NASHVILLE, TENNESSEE 37217		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Michael M Featherston**	SEND TAX BILLS TO: Same	MAP OR PARCEL NUMBERS: **173-16-0-73 CO**
(NAME) **3644 Coles Branch Drive**	(NAME)	
(ADDRESS) **Antioch, TENNESSEE 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Beazer Homes Corp dba Phillips Builders, a TN Corp** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Michael M Featherston an unmarried man** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Davidson County DEEDWARR
Recvd: 05/09/05 13:01 3 pgs
Fees:18.00 Taxes:551.86
20050509-0052082

unimproved ( )
This improved (✓) property, known as
3644 Coles Branch Drive, **Antioch,** **TENNESSEE 37013**
(House number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this day of **29th** day of **April, 2005.**

Ruth Lyon, agent

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Agent of BazerHomesCorp DBA Phillips Builders, Inc, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

Witness my hand and official seal at office this 29 day of April, 2005.

My Commission expires:

_____ _____
Notary Public

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 8-24-06 WILLIAMSON CO., TENNESSEE

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 86, as shown on the map entitled Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record as Instrument No. 20030213-0020016, as corrected by Instrument Nos. 20030331-0042208 and 20031120-0169641, Registers Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BEAZER HOMES CORP DBA PHILLIPS BUILDERS A TN CORP, by deed of record as Instrument No 20020510-0058110, said Register's Office.