This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/11/05 10:26 2 pgs
Fees:13.00 Taxes:680.24

20050511-0053105

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Fred M Scheer
Patricia R. Scheer
3437 Chandler Cove Way
Antioch, TN 37013

SEND TAX BILLS TO:
Suntrust Mortgage
1001 Semmes Ave
Richmond, VA 23224

Map & Parcel #173-16A-109

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Beazer Homes Corporation hereinafter called the **Grantors**, do hereby convey unto Fred M. Scheer and Patricia R. Scheer, husband and wife hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County being described as follows:

Lot 167 Hidden Creek Subdivision, Phase 1, Section 1 as per plat of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for all purposes of description

Being the same property conveyed Beazer Homes Corp. DBA Phillips Builders by Warranty Deed on 5/10/2002 of record in Instrument 20020510--0058112 said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 3437 Chandler Cove Way Antioch, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of May 2005.

Ruth Lyons, agent
Beazer Home Corp by Ruth Lyons Agent

State of Tennessee
County Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Ruth Lyons, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Agent of Beazor Home Corporation the within named bargainor, a corporation and that she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Agent .

Witness my hand and seal at office in Brentwood, this 6 day of May, 2005.

SUBSCRIBED AND SWORN TO BEFORE ME this 6 day of May, 2005.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $183,848.00.

Christie Perry
Affiant

Sworn and subscribed before me on 5-6-05

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN