File No.
05-712

WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return to:
,, American TItle Co., Inc. 925 Industrial Dr. Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Ginger D. Adams (NAME)	(NAME)	Map 135-16-0-B
406 Flintlock Court (ADDRESS)	(ADDRESS)	Parcel 002.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger D. Adams, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Property Located At: 406 Flintlock Court, Davidson County, Nashville, TN 37217
AND:
SEE ATTACHED - LEGAL DESCRIPTION

This conveyance is subject to: (1) all matters appearing on the plan of record in Book 10110, page 854, and Book 4821, page 105 and 111 said Register's Office including any additional restrictions and easements; (2) Restrictive covenants of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, and Book 4660, pages 157, 72, 74, and 75, said Register's Office (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 05/16/05 10:36 2 pgs
Fees:13.00 Taxes:435.77
20050516-0054751

unimproved ( )
This is improved ( ) property, known as 406 Flintlock Court, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 28th day of April 2005

Beazer Homes Corporation
By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Agent and _____ respectively of the Beazer Homes Corporation the within named bargainor, and corporation, and that she as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory, TN on this the 28th day of April, 2005.

My commission expires _____

Francine K. Johnson
Notary Public

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Schedule A - Legal Description

Property Located At: 406 Flintlock Court, Davidson County, Nashville, TN 37217
AND:

Land in Davidson County, Tennessee being described as follows:

Being Unit No. 2, on the Plan of Woodridge at Nashboro Village, a planned unit development, according to plan of record in Instrument #20021120-0143949, said Register's Office for Davidson County, Tennessee, to whch plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by deed dated 5/3/02, from WDN Properties, filed for record on 5/7/02, in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.