WARRANTY DEED

BETH DUNKERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2006

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lusk	Decision One Mortgage Company, LLC.	149-15-O-A-357-CQ
(NAME)	(NAME)	
2448 Edencrest Dr.	6060 J.A. Jones Dr. Suite 1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/19/05 11:13 2 pgs
Fees:13.00 Taxes:592.00

20050519-0056593

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 CORP., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL LUSK AND WIFE, DANIELE LUSK, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ■ property, known as 2448 Edencrest Dr., Antioch, TN 37013
(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 5th day of May, 2005.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ruth Lyon, with whom I am personally acquainted (
to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the agent, of Beazer Homes Corp., the within named barga
that she, as such agent, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of th
corporation by herself as such officer.

Witness my hand and official seal at Smyrna, Tennessee this 5th day of May, 2005.

My Commission expires: 1/25/06

BETH DUNKERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

MY COMMISSION EXPIRES: JANUARY 25, 2006

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SUBJECT to restrictive covenants in Record Book 10332, page 1, Instrument No. 20020221-0022797 and Instrument No. 20021023-0130058; quitclaim deed for common areas to HOA in Instrument No. 20030630-0090226; deed of conveyance in Book 10800, page 894 and Book 10800, page 932; plan of record in Plat Book 6900, page 531 and 562; roadway easement of record in Book 3, page 26; sewer and drainage easement in Book 6881, page 320, Book 7453, page 445 and Book 8795, page 158; telephone line easement in Book 1207, page 529; agreement in Book 1147, page 148; easement to cemetery in Book 7632, page 962; storm water detention agreement in Book 10805, page 497; charter for HOA in Book 10343, page 769; and all matters of record and as shown in Instrument No. 20020813-0098017, all of the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by warranty deed from Danco Property Investments, LLC dated January 28, 2002 and recorded February 8, 2002 in Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.