Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 05/20/05 15:46 2 pg
Fees:13.00 Taxes:672.22
20050520-0057382

ADDRESS NEW OWNER:
**Barbara E. Burton**
**3645 Coles Branch Drive**
**Antioch, Tennessee 37013**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Countrywide Home Loans, Inc.**
**801 Crescent Center Drive, Suite 510**
**Franklin, TN 37067**

| | |
|---|---|
| MAP | **173-16** |
| GROUP | **A** |
| PARCEL | **81.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Beazer Homes Corp.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Barbara E. Burton, married**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, corrected in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp. by deed from Tony W. Weatherford and wife, Tina R. Weatherford of record in Instrument no. 20020510-0058108, 20020510-0058109,, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 3645 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 GRANTEE,her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 13th day of May, 2005.

Beazer Homes Corp.

By: Teresa Shipman, agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Teresa Shipman 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 **Beazer Homes Corp.**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 13th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $181,680.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008