File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref(gj) Title No: 46385
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/31/05 11:38 2 pgs
Fees:13.00 Taxes:678.27
20050531-0060895

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wendy L. Woods-Swafford Eric V. Swafford 3620 Coles Branch Drive Antioch, Tennessee 37013	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 173-16-A-067

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$183,315.20,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp., a Tennessee corporation**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wendy L. Woods-Swafford and spouse, Eric V. Swafford** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Hidden Creek Section 1 Phase 2 and Phase 3, Section 1 of record in Doc. No. 20030213-0020016, amended by Surveyors Certificate of Correction in Doc. No. 20031120-0169641 and Doc. No. 20030331-0042208, Register's Office for said County.

Said Lot No. 80 fronts 51.28 feet on the southerly margin of Coles Branch Drive and extends back 118.79 feet on the westerly line and 132.09 feet on the easterly line to a dead line in the rear, measuring 74.93 feet thereon.

Being the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Covenant Community, a Tennessee General Partnership of record in Doc. No. 20040506-0051980, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030213-0020016, amended by Surveyors Certificate of Correction in Doc. No. 20031120-0169641, and Doc. No. 20030331-0042208, said Register's Office, which Plan shows a 20 foot minimum building setback line from Coles Branch Drive, together with a designated building site, and 20 foot easement for public utility and drainage purposes along the northerly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020514-0059176, Doc. No. 20030313-0033781, Doc. No. 20050308-0025065 and By Laws in Doc. No. 200303-0027389, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3620 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 27th day of May, 2005.

Beazer Homes Corp., a Tennessee corporation

By: Ruth Lyon Ruth Lyon, agent
Title: **Agent**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Ruth Lyon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Agent** (or other officer authorized to execute this instrument) of **Beazer Homes Corp., a Tennessee corporation**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 27th day of May, 2005.

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

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: $183,315.20

Jennifer Hanchey
Affiant

Sworn and subscribed before me this the 27th day of May, 2005.

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06