This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050296

Davidson County DEEDWARR
Recvd: 07/08/05 13:27 3 pg
Fees:18.00 Taxes:613.98
20050708-0079322

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Countrywide Home Loans, Inc.
P.O. Box 660009
Dallas, TX 75266-0009

New Owner is:
John & Anne Christians
3064 Delta Queen Drive
Nashville, TN 37214

MAP: 062-02-B
PARCEL: 177.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Beazer Homes Corp.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Christians and wife, Anne E. Christians**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Final Plat of Abbington Park, Phase One, Section Four, of record in Plat Instrument No. 200501100003256, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Beazer Homes Corp. d/b/a/ Phillips Builders, a Tennessee Corporation by Warranty Deed from J. E. Stevenson, Trustee dated September 30, 2003, recorded October 2, 2003, in Instrument No. 200310020145230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Instrument No. 200501100003256, said Register's Office; Easement of record for Storm Water Detention of record in Instrument No. 200301090004046, said Register's Office; Easement of record for Sanitary Sewer of record in Book 8377, page 820, said Register's Office; Easement of record for Flowage granted to USA of record in Book 2242, page 820, said Register's Office; Easement of record for Transmission Line of record in Book 1163, page 341, said Register's Office; Easement of record for Ingress/Egress of record in Book 1198, page 525, said Register's Office; Restrictive covenants of record in Instrument No. 200007200071648, Instrument No. 200104020031520, Instrument No. 200302130620075, and Instrument No. 200405180058461, said Register's Office; HOA Charter of record in Instrument No. 200303030027405, said Register's Office; QuitClaim for Open Space of record in Instrument No. 200502010011847, said Register's Office; By-Laws of record in Instrument No. 200303030027406, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed

by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2005.

GRANTOR:

_____

Beazer Homes Corp.

By: Ruth Lyon, agent

Its: _____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Ruth Lyon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the agent of the **Beazer Homes Corp.** the within named bargainor, and that he/she as such agent, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 30th day of June, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $165,940.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2005.

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008