Davidson County DEEDWARR
Recvd: 07/19/05 10:46 2 pgs
Fees:13.00 Taxes:1015.15

20050719-0083651

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,366.00 .

Rita B. Mitchell
Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2005.

Ashley Bush
Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

WARRANTY DEED

ET-05-5748

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Dewayne Gill, Jr. and Winona Jewel Gill	JPMorgan Chase Bank, N.A.	
(NAME)	(NAME)	
1516 Pleasant Hollow Lane	5409 Maryland Way Ste 202	64-8-A 77.00
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORPORATION, A TENNESSEE CORPORATION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EARL DEWAYNE GILL, JR. AND WINONA JEWEL GILL, married hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in 11th Civil District of Davidson County, Tennessee, BEING Lot No. 36 of Merritt Downs, Section Three, as per Plat of record at Instrument No. 20040629-0076758, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Subject to an Easement for Cumberland Utility as of record in Book 4910, Page 836, Register's Office for said County.

Subject to Ingress/Egress as of record in Book 5699, Page 537, Register's Office for said County

Subject to a Sewer/Storm Drainage Easeement as of record in Instrument Number 20001208-0121300, Register's Office for Davidson County, Tennessee.

Subject to Restrictions as of record in Instrument Number 20010702-0069864, Instrument Number 20040330035673, Instrument Number 20041123-0140102, Register's Office for Davidson County, Tennessee.

Subject to an Open Space Deed as of record in Instrument Number 20040716-0085316, Register's Office for Davidson County, Tennessee.

Subject to Charter of HOA as of record in Instrument Number 20011127-0129417 and Instrument number 20010608-0060785, Register's Office for Davidson County, Tennessee.

Subject to HOA By Laws as of record in Instrument Number 20010608-0060786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being a portion of the same property conveyed to Beazer Homes Corporation, a Tennessee corporation, by Warranty Deed from Gilbert S. Merritt, Jr., executed on January 6, 2004, of record at Instrument No. 20040107-0002886, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1516 Pleasant Hollow Lane, Old Hickory, Tennessee 37138
(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/our hand(s) this 14th day of July, 2005.

Ruth Lyons, agent
Beazer Homes Corporation

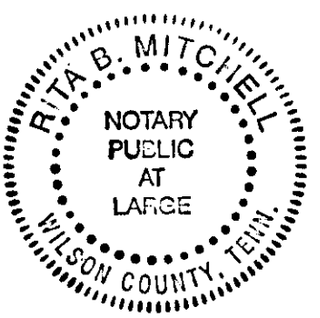
State of Tennessee
County of Wilson

Before me, the undersigned Notary, 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 such person to be
Agent
(or other officer authorized to execute instrument) Beazer Home Corporation
the within named bargainor, a corporation, and that such Agent or officer as such Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Agent.

Witness my hand and seal, at office in Mt. Juliet, Tennessee, this the 14 day of July, 2005

Rita B. Mitchell
NOTARY PUBLIC

My commission expires: 6-17-07



Prepared By and Return to:
Executive Title
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122