WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,440.00

Kam Y. Leung
Affiant

Subscribed and sworn to before me, this 15th day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MARSHA J. RAGSDALE LARGE

Davidson County DEEDWARR
Recvd: 07/21/05 13:23 2 pgs
Fees:13.00 Taxes:427.13

20050721-0085012

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Leung	New Owner	135-16-O-B
(NAME)	(NAME)	(MAP)
456 Flintlock Court		028
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinnafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Beazer Homes Corp. d/b/a, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Barry Leung and wife, Kam Leung, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 28 of Woodridge at Nashboro Village - Tract 11, a Horizontal Property Regime located on Flintlock Court in Nashville, TN, together with Easements as shown on the plat of Woodridge at Nashboro Village - Tract 11, recorded in Instrument No. 20021120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20021104-0134724 as amended in Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village - Tract 11, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20021104-0134724 as amended in Instrument No. 20030610-0080281, said Register's Office, and By-Laws recorded in Instrument No. 20021106-0136459, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Quitclaim Deed of Correction from Jimmy Ray Looper and wife, Yolonda G. Looper, of record in Instrument No. 20030829-0125975, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 456 Flintlock Court, Nashville, Tennessee 37217

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 15th day of July, 2005.

Beazer Homes Corp. d/b/a Phillips Builders

By: Teresa Shipman, Agent

Teresa Shipman, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Shipman, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, a corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Teresa Shipman, as such Agent.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2004.

Notary Public

My Commission Expires:
9/24/05

MARSHA J. RAGSDALE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.