This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $153,458.00

Affiant

Subscribed and sworn before me this the 14th day of July, 2005.

Notary Public
My commission expires: 11-25-07

Davidson County DEEDWARR
Recvd: 07/22/05 08:34 2 pg:
Fees:13.00 Taxes:567.79
20050722-0085353

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joel Kuehnel 3080 Delta Queen Drive Nashville, TN 37214	New Owner	062-02-0-B 173.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel Kuehnel and wife, Sandy Kuehnel, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 90, as shown on the map entitled Abbington Park, Phase One, Section Four, of record as Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, by deed from J.E. STEVENSON, TRUSTEE, of record as Instrument No. 20031002-0145230, dated September 30, 2003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3080 Delta Queen Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 14th day of July, 2005.

Beazer Homes Corp., d/b/a Phillips Builders

BY: Teresa Shipman, agent

Its: Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for 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 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, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Teresa Shipman as such Agent.

Witness my hand and official seal this 14th day of July, 2005.

My Commission Expires: 11-25-07

Notary Public