Davidson County DEEDWARR
Recvd: 07/26/05 14:08 3 pgs
Fees:18.00 Taxes:1043.34
20050726-0086947

DEED

THIS DEED OF CONVEYANCE made and entered into on this 7/22, 2005, by and between **BEAZER HOMES CORPORATION, a** TN **corporation,** hereinafter known and referred to as **GRANTOR,** and **TODD NICHOLS and LISA NICHOLS, husband and wife, whose tax mailing address is** 1828 Woodland Farms Court; Old Hickory, TN 37138, hereinafter known and referred to as **GRANTEES;**

WITNESSETH:

For and in consideration of the sum of **$1.00,** cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 57, as shown on the Plan of Section Three – Merritt Downs, Patrick S. Coode, Registered land Surveyor and recorded as Instrument No. 200406290076758, Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corporation by deed recorded 01/07/04 at Instrument No. 200401070002886.

Parcel / Tax ID #: 064-08-0-A-095.00.

Commonly known as: 1828 Woodland Farms Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantor hereby releases all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantor herein, all on this the day and year first above written.

BEAZER HOMES CORPORATION, a
TN corporation

BY: Teresa Shyman, agent

TITLE:

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this July 22nd, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **BEAZER HOMES CORPORATION, a** Tennessee **corporation, by** Teresa Shyman, **their** agent **and duly authorized agent.**

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 4-5-05

My Commission Expires April 5, 2008

IN THIS CONNECTION, I CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $281,985.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $281,985.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BEAZER HOMES CORPORATION, a
TN corporation

BY: Teresa Shyman, agent

TITLE:

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 7-22-, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **BEAZER HOMES CORPORATION, a** Tennessee **corporation, by** Teresa Shepard, **their** Agent **and duly authorized agent.**

ROBERT C. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

Grantees' Address and Address All Tax Bills Are to Be Sent To:

TODD NICHOLS and LISA NICHOLS

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503