THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24518-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $113,643.00. Affiant Subscribed and sworn to before me this 29th day of July, 2005. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DeMarco Reynolds Sharon Reynolds 450 Flintlock Court Nashville, TN 37217	Bank of Nashville 401 Church St. Nashville, TN 37219	Map No.135-16-B Parcel No. 25

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corporation, a Tennessee corporation d/b/a Phillips Builders**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DeMarco Reynolds and wife, Sharon Reynolds** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 450 Flintlock Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2005.

Beazer Homes Corporation d/b/a Phillips Builders

Ruth Lyon, agent

By Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 08/05/05 14:47 2 pgs
Fees:13.00 Taxes:420.48

20050805-0092686

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the agent of Beazer Homes Corporation d/b/a Phillips Builders, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2005.

Notary Public

My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Woodridge at Nashboro Village Nashvoro Village-Tract II of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is made for a more complete descripton, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a horizontal property regime established by Master Deed of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, said Register's Office.

Being part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by deed dated May 3, 2002 from WDN Properties, Ltd. of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee;
2. Restrictive covenants contained in an instrument of record in Book 4827, page 14, supplemented by Book 5469, page 840 and Book 7751, page 907,;
3. Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and in Instrument No. 20050520-0056888,;
4. By-Laws of Woodridge at Nashboro Village Homeowners' Association, Inc., of record in Instrument No. 20021106-0136459;
5. Dedication of common area to Woodridge at Nashboro Village Homeowners Association Inc. of record in Instrument No. 20021120-0144369;
6. Charter of Incorporation of Woodridge at Nashboro Village Homeowners' Association, Inc. of record in Book 20021106-0136458;
7. Charter of Incorporation of Nashboro Village Homeowners' Association, Inc. of record in Book 4828, page 834,
8. All matters appearing on the Plan of record as Instrument No. 20021120-0173949;
9. All matters appearing on the Plan of record as Book 4660, page 157, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 4860, pages 72 thru 76;
11. Easement for overhead lines of record in Book 4821, pages 105 and 111,;
12. Easement of record in Book 10110, page 854;.
13. Storm water detention agreement of record in Instrument No. 20020820-0100403; and
14. Design Standards recorded in Instrument No. 20020507-0056331, Register's Office for Davidson County, Tennessee.