State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,365.00.

Subscribed and sworn to before me, this 12th day of August, 2005.

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: _____

File No. N14257

Affiant

Notary Public

My Commission Expires MAY 24, 2008

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/05 16:18 2 pgs
Fees:13.00 Taxes:874.55

20050815-0096554

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Darian L. Hogue		NAME: Darian L. Hogue	
STREET ADDRESS: 1837 Woodland Farms Court		STREET ADDRESS: 1837 Woodland Farms Court	
CITY: Old Hickory	STATE: Tennessee	CITY: Old Hickory	STATE: Tennessee
ZIP CODE: 37138		ZIP CODE: 37138	
MAP & PARCEL NO.: 064-08-0-A-094.00CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corp.**

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto **Darian L. Hogue, a single woman**

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 56, on the Plan of Merritt Downs Subdivision, Section 3, as shown by plat of record in Instrument Number 200406290076758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING a portion of the same property conveyed to Beazer Homes Corp. by Warranty Deed from Gilbert S. Merritt, Jr., dated 01/06/04, recorded 01/07/04, as Document No. 200401070002886, Davidson County, Tennessee.

This is improved property known as **1837 Woodland Farms Court, Old Hickory, TN 37138.**

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of August, 2005.

Beazer Homes Corp.

By: Stmt. agent
Its: agent

State of Tennessee
County of Davidson } ss

AND NOW, this 12th day of August, 2005, before me, the undersigned Notary Public, appeared Stephanie Final, who acknowledged himself/herself to be the agent of **Beazer Homes Corp.**, a corporation, and he/she, as such agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as agent.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Jessica Talbott
Notary Public
My commission expires _____

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

WARRANTY DEED