ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Shelia J. Gates	Mortgage Investors Group	
Dwight G. Crunk		MAP and PARCEL
1804 Woodland Farms Court	8320 E. Walker Springs Lane	64-8 A 101
Old Hickory, TN 37138	Knoxville, TN 37923	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 08/19/05 12:01 2 pgs
Fees:13.00 Taxes:949.88

20050819-0099022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Beazer Homes Corp., a Tennessee corporation,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Shelia J. Gates, unmarried, and Dwight G. Crunk, unmarried, as joint tenants with the right of survivorship and not as tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63, on the plan of Section Three, Merritt Downs, R10, Cluster Lot Subdivision, of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Warranty Deed dated January 6, 2004, from Gilbert S. Merritt, Jr., of record in Instrument No. 20040107-0002886, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1804 Woodland Farms Court, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010604-0057881; 20040716-0085315; 20010702-0069864, said Register's Office; (3) By-Laws of record in Instrument No. 20010608-0060786, said Register's Office; (4) The Plan of Record in Instrument No. 20040629-0076758, said Register's office and all matters therein; (5) Stormwater Detention Agreement of record in Instrument No. 20010119-006024 and 20001208-0121300, said Register's Office; (6) Quitclaim Deed for common areas and open spaces of record in Instrument No. 20040716-0085316, said Register's Office; (7) Charter for Merritt Downs HOA of record in Instrument No. 20010608-0060785 and 20011127-0129417, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $256,724.00

Affiant

Subscribed and sworn before me this 18th day of August, 2005.

My Commission Expires: 1/28/2006

Notary Public

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **August, 2005**.

Beazer Homes Corp.

X Ruth Lyon, agent

By: Ruth Lyon **Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Ruth Lyon, **with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Agent of Beazer Homes Corp., a Tennessee corporation, 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 herself as Agent.**

Witness my hand and official seal at office, this 18th day of August 2005.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0508-110.wd