WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/05 13:32 2 pgs
Fees:13.00 Taxes:531.96

20050916-0111700

State of Tennessee
County of Davidson

Box 14-A
File No. 19079-1

The actual consideration or value, whichever is greater, for this transfer is **$143,772.00.**

Roberto Alvarado
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2005.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roberto Alvarado **Amy Alvarado**	**"New Owners"**	**062-02-0-B-163co**
4136 Longfellow Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beazer Homes Corp., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberto Alvarado and Amy Alvarado, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 100 on the Plan of Abbington Park, Phase One, Section Four, a Planned Unit Development, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING part 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 in Instrument No. 20031002-0145230, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and Supplemental for Phase One, Section Four in Instrument No. 20050201-0011849, said Register's Office; By-Laws of record in Instrument No. 20030303-0027406, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor herein (in parent acreage).

This is Improved (X) unimproved (____) property, known as: **4136 Longfellow 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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 its hand by its duly authorized officer this **15th** day of **September, 2005.**

Beazer Homes Corp.

By: _____

Stephanie Finol, Closing Coordinator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Stephanie Finol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Closing Coordinator of the Beazer Homes Corp., within named bargainor, a corporation, and that she as such Closing Coordinator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Closing Coordinator.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **September, 2005.**

Notary Public

My Commission Expires: 5/23/09

DEBORAH M. O'NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.