Davidson County DEEDWARR
Recvd: 09/29/05 15:18 2 pgs
Fees:13.00 Taxes:651.23
20050929-0117315

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Brett & Courtney Keohan
4140 Longfellow Drive
Nashville, TN 37214

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE
U.S. Bank N. A.
4801 Frederica St.
Owensboro, KY 42301

MAP 52
GROUP
PARCEL 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation,** has this day bargained and sold, and does hereby transfer and convey unto **Brett E. Keohan and wife, Courtney S. Keohan,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 99, on the Plan of Abbinton Park, Phase One, Section Four, as shown on plat of record in Instrument No. 20050110-0003256, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation in Instrument 20031002-0145230 recorded 10/02/2003, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantees herein that We are lawfully seized and possessed of said lands in fee simple; that We have a good and lawful right to convey same; and We do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 7900, Page 224, and Instrument No. 20050110-0003256, and restrictions in Instrument No. 20010402-0031520, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of September, 2005.

Beazer Homes Corp.

Stephanie Tuner, agent

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Stephanie Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of September, 2005.

NOTARY PUBLIC

JAMES H. BOYD JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $176,007.60.

Courtney S. Keohan
AFFIANT

Subscribed and sworn to before me this the 22nd day of September, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09