RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,176.00.

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

My commission expires: SEPT. 30, 2006 9/30/06

Davidson County DEEDWARR
Recvd: 11/04/05 14:47 2 pgs
Fees:13.00 Taxes:699.95

20051104-0134158

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAMARA MATTHEWS 3640 Coles Branch Drive Antioch, Tennessee 37013	Same as new owner	MAP 173-16 GROUP A PARCEL 72.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY NINE THOUSAND ONE HUNDRED SEVENTY SIX NO/100 ($189,176.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TAMARA MATTHEWS, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85, on the Final Plat of Hidden Creek, Phase 2, of record in Instrument 20030215-0020016, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders by Warranty Deed from Tina R. Weatherford, of record in Instrument No. 20020510-0058108, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20030215-0020016; to restrictive covenants of record in Instrument No. 20050308-0025065, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3640 Coles Branch Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2005 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 27th day of September, 2005.

BEAZER HOMES CORP.
d/b/a PHILLIPS BUILDERS

BY: _____

TITLE: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of September, 2005, before me, appeared Stephanie Finol, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is an authorized agent of Beazer Homes Corp d/b/a Phillips Builders, and that said instrument was signed on behalf of said corporation, and that he/she acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/30/06

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Commission Expires SEP