Davidson County DEEDWARR
Recvd: 12/08/05 10:34 2 pgs
Fees:13.00 Taxes:953.51

20051208-0147652

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,706.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

ET-05-0053

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomason and wife, Vonnie Thomason	World Savings	
(NAME)	(NAME)	
4818 Rainer Drive	4101 Wiseman Boulevard, Bldg. 108	064 08 0 A 109.00 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	San Antonio, Texas 78251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORPORATION, A TENNESSEE CORPORATION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES THOMASON AND WIFE, VONNIE THOMASON, hereinafter called the Grantees, their heirs and assigns, that 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. 71 on the Plan of Merritt Downs, Section 3, of record at Instrument No. 20040629-0076758, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Beazer Homes Corporation, a Tennessee corporation, by Warranty Deed from Gilbert S. Merritt, Jr., executed on January 6, 2004, of record at Instrument No. 20040107-0002886, Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth per of record at Instrument No. 20040629-0076758, Register's Office for said County.

Subject to Ingress/Egress Easement, of record in Deed Book 5699, page 537, of the said Register's Office.

Subject to Easement for Utilities, of record in Deed Book 4910, page 838, of the said Register's Office; AND also Subject to Storm Water Detention/Sewer Easements, of record at Instruments No. 20001208-0121300, and 20010119-0006024 of the said Register's Office.

Subject to Charter of Homeowner's Association, of record at Instruments No. 200106080060785; and 200111270129417, Register's Office of said County; AND also Subject to Deed of Conveyance of Common Areas, of record at Instruments No. 20040716-0085316, and 20020619-0074316 Register's Office of said County.

Subject to Restrictive Convenants of record at Instruments No. 20010702-0069864, 20040716-0085315, and 20041123-0140102, Register's Office of said County.

unimproved ( )
This is improved (X) property, known as 4818 Rainer Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 6th day of December, 2005.

Teresa Shipman, agent

Beazer Homes Corporation

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Beazer Homes Corporation , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 6th day of December, 2005.

My Commission Expires:

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rita B. Mitchell, a Notary Public within and for said County and State aforesaid, personally appeared Teresa Shipman and ----, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the agent and ---- respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that she as such agent and ---- being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Teresa Shipman as such agent.

Witness my hand and official seal at office at Mt. Juliet, TN on this the 6th day of December, 2005.

My Commission Expires 6-17-07

Rita B. Mitchell

Notary Public

RETURN TO:
EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW