(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 09:28 2 pgs
Fees:13.00 Taxes:597.54

21232

20051227-0153482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,497.20.

Sirage Awol
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF December, 2005.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mekeds M. Melaku and Sirage A. Awol	Primary Residential Mortgage	Map 62-2B-120CO
3381 Cain Harbor Drive	4750 West Wiley Post Way #200	
Nashville, Tennessee 37214	Salt Lake City, Utah 84116	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, BEAZER HOMES CORP. d/b/a Phillips Builders, a Tennessee corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto MEKEDS M. MELAKU, a married person and SIRAGE A. AWOL, a married person, hereinafter called the GRANTEE(S), 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. 49 on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING a part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by Warranty Deed from J. E. Stevenson, Trustee, of record in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, of record in Instrument 20040728-0090230, Register's Office for Davidson County, Tennessee.
b. Restrictive covenants of record in Instrument Nos. 2000072-00071648; 20010402-0031520; 20030213-0020075; and 20040518-0058461, Register's Office of said County.
c. Easements of record in Book 1163, page 341; Book 1198, page 525; Book 2242, page 513; Instrument Nos. 20030109-0004246 and 20030508-0061633, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 3381 Cain Harbor Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 22nd day of December, 2005:

BEAZER HOMES COPR. D/B/A PHILLIPS BUILDERS

BY: Ruth Lyon, agent
Ruth Lyons, Agent.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ruth Lyon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Agent of Beazer Homes Corp. d/b/a Phillips Builders, the within bargainor, a corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Agent.

Witness my hand this 22nd day of December, 2005, in Franklin, Tennessee.

Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 05/02/09