Davidson County DEEDWARR
Recvd: 03/06/06 13:26 2 pgs
Fees:13.00 Taxes:643.82

20060306-0025705

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $174,005.00.

Subsribed and sworn before me this the 3rd day of March, 2006.

Meredith L Curry
Affiant

Jennifer Crowell
Notary Public

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 24, 2008

(Affix Seal)

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600098

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Daniel Lambert
191 Ivy Hill Lane
Goodlettsville, TN 37072

Send tax bills to:
SunTrust Mortgage, Inc
201 Fourth Ave North 7th Floor
Nashville, TN 37219

Map 33-3-B Parcel 86

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 Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Daniel Lambert

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 100 on the Plan of Final Plat Dry Creek Farms, Phase 2, Section 2 of record in Instrument No. 200508250101280, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Beazer Homes Corp., a Tennessee Corporation by Deed of record in Instrument No. 20051026-0129041, dated 9/9/05; said Register's Office. And also being part of the same property conveyed to Ivy Hill Properties, LLC by Deed of record in Instrument No. 20031001-0145054, dated 9/30/03; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 191 Ivy Hill Lane, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 3rd day of March, 2006.

Beazer Homes Corporation
By: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Ruth Lyon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Agent of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this March 3, 2006.

My commission expires:

JENNIFER CROWELL
NOTARY PUBLIC
AT
LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Jennifer Crowell
Notary Public