WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/06 10:26 2 pgs
Fees:13.00 Taxes:631.92

21383

20060327-0034394

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,790.00.

Weldemariam F. Haile
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF March, 2006.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

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#:
Weldemariam F. Haile and Kemer M. Mebrat	NEW OWNER	
4156 Longfellow Drive		Map and Parcel 62-2B-159
Nashville, TN 37214		

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, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto WELDEMARIAM F. HAILE AND KEMER M. MEBRAT, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 203, Abbington Park, Phase One, Section Four, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being 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. 20031002-0145230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 062-00-0, Parcel 261.00.
b. All matters appearing on the Plan of Abbington Park, Phase One, Section Four, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075 and made applicable of record in Instrument No. 20050201-0011849, Register's Office for Davidson, Tennessee .
d. Restrictive Covenants contained in instrument of record in Instrument No. 20000720-0071648 and Instrument No. 20010402-0031520, Register's Office for Davidson, Tennessee.
e. Easement for Transmission Lines granted to United States of America of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
f. Reservation of sewer taps of record in Book 8377, page 820, Register's Office for Davidson County, Tennessee.
g. Flowage Easements granted to the United States of America of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.
h. Easement for 20-foot right of way for ingress and egress of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.
i. Stormwater Detention Agreement of record in Instrument No. 20030508-0061633, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 4156 Longfellow 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, its successors and assigns, 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 23rd day of March, 2006:

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS

BY: Ruth Lyon, agent
Ruth Lyon, 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 23rd day of March, 2006, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12-13-2008

