Davidson County DEEDWARR
Recvd: 04/11/06 15:17 3 pgs
Fees:18.00 Taxes:2775.00
20060411-0041787

**THIS INSTRUMENT PREPARED BY:**
**Hugh W. Entrekin**
**TUNE, ENTREKIN & WHITE, P.C.**
Suite 1700, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $750,000.00

AFFIANT

Subscribed and sworn to before me, this 11th day of April, 2006.

NOTARY PUBLIC
My Commission Expires: June 24, 2010

KRIS L. COX NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires Jun. 24, 2010

**Address New Owners as Follows:**
Beazer Homes Corp.
2910 Kraft Drive
Nashville, TN 37204

**Send Tax Bills To:**
SAME

**Map-Parcel Number:**
Map 164
Portion of Parcels 82, 215 and 76

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Stephen J. Kozy** ( "Grantor") does hereby bargain, sell, transfer and convey unto **Beazer Homes Corp.**, a Tennessee corporation ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

**See Attached Exhibit A**

Being a portion of the property conveyed to Stephen J. Kozy by deeds from (i) Dennis R. Britt and wife Martha Lou Britt of record as Instrument Number 20060131-0011871, (ii) Everette D. Kilgrow and wife Bettye H. Kilgrow of record as Instrument Number 20030129-0012352, and (iii) Stephen D. Piper and wife Laura F. Piper being recorded just prior to this deed as Instrument Number 20060411-0041786, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) Current year's taxes - Map 164, Parcels 82, 215, and 76, a lien, but not yet due and payable; Taxes have been prorated and Grantor is responsible for payment of same before same become delinquent, (ii)
Easement(s) to Colonial Pipeline Company of record in Book 3670, page 396, Book 4579, Page 913, and Book 3644, Page 317, Register's Office for Davidson County, Tennessee. ; and (iii) Transmission line easement(s) granted to United States of America of record as Instrument Number 20020909-0109148, and referenced in Book 5799 Page 662, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Beazer Homes Corp., its successors and assigns, forever.

AND **Stephen J. Kozy** does hereby covenant with the said Beazer Homes Corp. that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Stephen J. Kozy** does further covenant and bind himself,, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Beazer Homes Corp., its successors and assigns against the lawful claims of all persons whomsoever.

The subject property is not and has never been the residence of the Grantor.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 11 day of April, 2006.

**Stephen J. Kozy**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen J. Kozy**, the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 11th day of April, 2006.

NOTARY PUBLIC

My commission expires: Jan 24, 2010

KRIS L. COX
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

Prepared By: **Anderson, Delk, Epps & Associates, Inc.**
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

# Property Description
# Bradburn Village
# Phase One

Being a 10.906 more or less acre tract of land lying in the 33rd Councilmanic District of Davidson County, Tennessee, and being a portion of the Stephen D. Piper et ux Property as evidenced by deed of record in Deed Book 6977, page 432, Register's Office Davidson County, Tennessee, a portion of the Stephen J. Kozy Property of record at Instrument No. 20030129-0012352, Register's Office Davidson County, Tennessee, and a portion of the property conveyed to Stephen J. Kozy by Dennis and Lou Britt of record at Instrument No. 20060131-0011871, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Cherry Land Surveying, R. Scot Cherry, Tennessee R.L.S. No. 1512, dated October 18, 2005, and a site plan by Anderson, Delk, Epps & Associates, Inc. dated March 17, 2006, as follows:

Beginning at an existing iron rod on the northerly right-of-way of Pinhook Road, said point being a common corner of the afore-said Kozy and Piper properties;
Thence with the common line of said Kozy and Piper Properties,
North 02 Degrees 24 Minutes 28 Seconds East a distance of 8.72 feet to an existing iron pin, said point being a common corner of said Kozy, Britt, and Piper Properties;
Thence with a the common line of said Kozy and Britt Properties,
North 25 Degrees 41 Minutes 04 Seconds West, passing an iron rod set at the northwesterly corner of said Britt Property at 1124.08 feet, and thence continuing with a new severance through said Kozy Property, a total distance of 1390.41 feet to a Point;
Thence continuing with a severance line through said Kozy Property, the following four calls:
North 64 Degrees 18 Minutes 56 Seconds East a distance of 248.60 feet to a Point;
Thence South 25 Degrees 31 Minutes 34 Seconds East a distance of 162.73 feet to a Point;
Thence North 64 Degrees 28 Minutes 26 Seconds East a distance of 127.15 feet to a Point;
Thence South 33 Degrees 03 Minutes 04 Seconds East, passing the southerly line of said Kozy Property at 8.48 feet, thence continuing with a severance line through the afore-said Britt Property, a total distance of 170.52 feet to a Point;
Thence continuing with said severance line, the following four calls:
South 26 Degrees 21 Minutes 47 Seconds East a distance of 266.60 feet to a Point;
Thence South 16 Degrees 12 Minutes 22 Seconds East a distance of 253.91 feet to a Point;
Thence South 25 Degrees 45 Minutes 51 Seconds East a distance of 125.73 feet to a Point;
Thence South 02 Degrees 06 Minutes 38 Seconds East, passing the southeasterly line of said Britt Property at 77.35 feet, thence continuing with a severance line through the afore-said Piper Property, a total distance of 101.61 feet to a Point;
Thence continuing with said severance line, the following two calls:
South 67 Degrees 01 Minutes 51 Seconds East a distance of 48.24 feet to a Point;
Thence South 08 Degrees 22 Minutes 24 Seconds West a distance of 440.89 feet to a point in the northerly right-of-way of Pinhook Road;
Thence with said margin of Pinhook Road,
North 81 Degrees 58 Minutes 15 Seconds West a distance of 128.76 feet to the Point of Beginning, containing 10.906 acres or 475,060 square feet more or less.