WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-KW-06-3325

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,405.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Anderson	Steven A. Anderson	
3325 Cain Harbor Drive	1368 Bridgehill Lane (NAME)	62-2-B-106 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clermont Florida 34711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN A. ANDERSON AND KIMBERLY R. ANDERSON, 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:

Lot 35, FIRST AMENDMENT TO ABBINGTON PARK, PHASE ONE, SECTION THREE, as shown on plat of record in Instrument No. 20040728-0090230, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 recorded October 5, 2001 in Instrument No. 20011005-0108947, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3325 Cain Harbor Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 10th day of April, 2006.

Beazer Homes Corp.
BY: Ruth Lyons, agent
ITS: _____

Davidson County DEEDWARR
Recvd: 04/18/06 12:58 2 pgs
Fees:13.00 Taxes:619.40
20060418-0044191

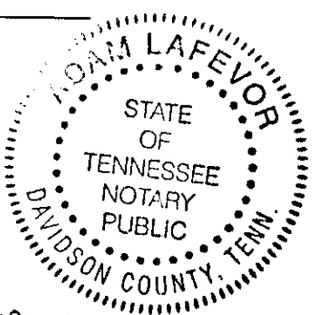
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Ruth Lyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the agent of Beazer Homes Corp., the within named bargainor, a corporation, and that she as such agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as agent.

Witness my hand and official seal at Davidson County Tennessee on this 10th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903