THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 04/21/06 15:20 2 pgs
Fees:13.00 Taxes:588.95
20060421-0046144

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Jeremy Morrissey 4179 Longfellow Drive Nashville, TN 37214	NEW OWNER	P/O 052-00-0-054.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $159,177.00.

Affiant

Subscribed and sworn to before me this 14th day of April, 2006

Notary Public
My Commission Expires: 11/22/08

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Beazer Home Corporation** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jeremy Morrissey and Brittney Jackson as tenants in common with rights of survivorship**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 53 of the Final Plat, Abbington Park, Phase One, Section Four of record in Plat Book 20050110-0003256 Register's Office for Davidson County, Tennessee to which reference is here made for a more complete description.

Being a portion 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 dated September 30, 2003 of record in Instrument No.20031002-0145230 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20050110-0003256, Register's Office for Davidson County. Easement to USA of record in Book 2242, page 513, Register's Office for said County Easement to Metropolitan Government of record in Instrument No. 20030508-00611633 and Instrument No. 20030109-0004246 said Register's Office. Subject to Restrictions as recorded in Inst. No. 20010402-0031520, Davidson County Register's Office. Declaration of Covenants, Restrictions and Conditions recorded in Inst. No. 20030213-0020075; Inst. No. 20040401-0036605;, Inst. No. 20040518-0058461 and Inst. No. 20050201-011849, Register's Office for Davidson County. By-Laws of record in Instrument No. 20030303-0027406 Register's Office for said county. Transmission Line Easement of record in Book 1163, page 341 Register's Office for said county. Easement for Ingress and Egress of record in Book1198, page 525 said Register's Office Quitclaim Deed to HOA of record in Instrument No. 20050201-0011847 Davidson County Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 4179 Longfellow Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 14th day of April, 2006

Beazer Home Corp., d/b/a Phillips Builders

NAME: Ruth Lyon, agent

BY: _____
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, 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 himself/herself to be the agent of Beazer Home Corporation the within named bargainor, and that as such agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as agent

Witness my hand and seal, at office in Tennessee, this the 14th day of April, 2006

Darris Billingsley
NOTARY PUBLIC

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/08