Davidson County DEEDWARR
Recvd: 04/26/06 11:12 2 pgs
Fees:13.00 Taxes:636.14

20060426-0047687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$171,930.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

April 15, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mathew Oommen 3921 Stephens Ridge Way Antioch, TN 37013	SunTrust Mortgage, Inc. 201 4th Avenue North/7th Floor Nashville, TN 37219	**P/O 173/142**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEAZER HOMES CORP., A TENNESSEE CORPORATION**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MATHEW OOMMEN**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 135, on the Final Plan of Hidden Creek, Phase 4, Section 1, as shown on plat of record in Instrument No. 20050714-0081682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation in Instrument 20050815-0096258, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
3921 STEPHENS RIDGE WAY, ANTIOCH, TN 37013

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. Whenever 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, this date: 04/15/06

Beazer Homes Corp., a Tennessee Corporation

BY: Ruth Lyon, agent

LTSR Number:

GTE File: 2006030195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~Agent~~ Ruth Lyon, Agent with whom I am personally acquainted and who upon her oath acknowledged herself to be the agent respectively of the BEAZER HOMES CORP., the within named bargainor, a Tennessee corporation, and that Ruth Lyon 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 the said Ruth Lyon as such agent, and attesting the same by the said Ruth Lyon as such agent of BEAZER HOMES CORP .

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of April, 2006.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires JAN. 23, 2010

Notary Public

My Commission Expires:

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