File 19758-3

Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 14:32 2 pgs
Fees:13.00 Taxes:602.70
20060601-0064597

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,891.60.**

Affiant

Subscribed and sworn to before me this the 30th day of May, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Annetta Miller **Everett Miller**	**Beazer Mortgage Corporation**	**P/O Map 062, Parcel 261**
4520 Hawthorn Drive	**P.O. Box 986**	2006 not assigned
Nashville, TN 37214	**Newark, NJ 07184**	

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, WE,

Beazer Homes Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annetta Miller and Everett Miller, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 182, on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Five, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Deed from J. E. Stevenson, Trustee, dated April 12, 2005, of record in Instrument No. 20050412-0040426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and Supplemental for Phase One, Section Five, of record in Instrument No. 20060202-0012846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **4520 Hawthorn Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 its hand by its duly authorized officer this **30th** day of **May, 2006.**

Beazer Homes Inc.

By: Ruth Lyon, agent

Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County 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 the Beazer Homes Inc., within named bargainor, a corporation, and that he/she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2006.**



Notary Public

My Commission Expires 11-19-08