RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/14/06 11:51 2 pgs
Fees:13.00 Taxes:465.96
20060614-0070965

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 30 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,935.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, TN 47027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mandy Rector 1762 Jameson Dr. Franklin, TN 37064	Same as new Owner	161-272

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED and THIRTY FIVE and NO/100 ($125,935.00) DOLLARS and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **Beazer Homes Corp., a Tennessee Corporation** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Mandy Rector,** _____, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 138, Building 22, on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 (Corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706); Instrument No. 20040713-0083179 (Corrected in Instrument No. 20040720-0086707); Instrument No. 20041021-0126776 (Re-recorded in Instrument No. 20041025-0128065); Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; and Instrument No. 20051007-0121715. First Amendment to Declaration of Covenants, Conditions and Restrictions of Record in Instrument 20050520-0056887.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deeds from Shadow Glen Residential, L.P., a Tennessee Limited Partnership of record in Instrument No. 20040312-0028654; Instrument No. 20040709-0082047; Instrument No. 20041019-0125714; Instrument No. 20050114-0005176; Instrument No. 20050315-0028399, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 28th day of April, 2006.

JANE U. RAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 200[illegible]

Ruth Lyon, agent
Beazer Homes Corp.
By:_____
Its_____

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby certify that on this 28th day of April, 2006, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the above named Seller(s), known to me or satisfactorily proved to be the person(s) whose names are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledge that he/she/they executed the same for the purposes therein contained.

Witness my hand and official seal at office, this the 28th day of April, 2006.

_____
Notary Public

My commission expires: 9/30/06