03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $143,465.00

Ruth Lyons, agent
Affiant

Subscribed and sworn to before me this 6th day of July, 2006.

KELLY SLOAN NOTARY PUBLIC AT LARGE GIBSON COUNTY, TENNESSEE My Commission Expires MAY 20, 2008

Notary Public
My commission expires: ~~02/22/09~~ 5-24-08

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Benjamin K. Claybaker 5845 Nolensville Pike #417 Nashville TN 37211	1st American Mortgage, Inc. 3926 Pender Drive, 1st Floor Fairfax, VA 22030	161MA 20.00417.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp. a Tennessee Corporation**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Benjamin K. Claybaker and wife, Elizabeth Claybaker**, hereinafter called the Grantees, their successors 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 Unit No. 417 of Building 20, together with the appurtenant interest in the common elements, on the Plan of Townhomes of Shadow Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, amended in Instrument No. 20050520-0056887, and supplemented in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibiti "A" to the Seventh Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen, of record in Instrument No. 20051107-0134921, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deed from Shadow Glen Residential Partnership, a Tennessee general partnership, of record in Instrument No. 20051103-0133144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5845 Nolensville Pike #417, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of July, 2006.

Davidson County DEEDWARR
Recvd: 07/21/06 15:32 2 pgs
Fees:13.00 Taxes:530.82

20060721-0088425

Beazer Homes Corp., a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon, Agent

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the agent of Beazer Homes Corp. a Tennessee Corporation, the within named bargainor, and that she is authorized by Beazer Homes Corp. a Tennessee Corporation to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 6th day of July, 2006.

KELLY SLOAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
State of Tennessee at Large

My Commission expires: 5-24-08

My Commission Expires May 24, 2008