File Box 30

Davidson County DEEDWARR
Recvd: 07/31/06 09:45 2 pgs
Fees:13.00 Taxes:629.04

20060731-0092000

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $170,012.00.

Subsribed and sworn before me this the 20th day of July, 2006.

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY (Affix Seal)

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600464
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:	Send tax bills to:
Daniel E. Lambert	Flagstar Bank, FSB
4512 Hawthorn Drive	5151 Corporate Drive
Nashville, TN 37214	Troy, MI 48098

Map 62-2-B Parcel 226

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Beazer Homes Corp.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Daniel E. Lambert

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 184 on the Plan of Final Plat Cluster Lot Development Abbington Park Phase One, Section Five of record in Instrument No. 20060113-0005368; to which reference is hereby made for a more complete description.

Being part of the property conveyed to Beazer Homes Corp, a Tennessee Corporation, by Deed of record in Instrument No. 20050412-0040426; dated 4/12/05; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 4512 Hawthorn Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 20th day of July, 2006.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Ruth Lyon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Agent of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 20th day of July, 2006.

My commission expires:

_____

Jennifer Marie Crowell
Notary Public



Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010