File No. 260100759

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/06 10:18 2 pgs
Fees:13.00 Taxes:499.31

20060905-0109021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,948.00

Natasha Bellamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/27/09

(AFFIX SEAL)

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick A. Ty	New owner	P/O 161-00-0-272.00
(NAME) 5845 Nolensville Pike Condominium 412	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 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 **Derrick A. Ty and wife, Lilibeth J. Ty**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. 79, Building 13, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, and By-Laws for Townhomes of Shadow Glen, of record in Instrument No. 200403150029248 as amended in Instrument No. 200601240009112, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING part of the same property conveyed to BEAZER HOMES CORP., a Tennessee corporation, by Special Warranty Deed from SHADOW GLEN RESIDENTIAL PARTNERSHIP, a Tennessee general partnership, formerly known as Shadow Glen Residential, L.P., a Tennessee limited partnership, of record as Instrument No. 20060118-0006576, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 5845 Nolensville Pike Condominium 412, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 30 day of August, 2006.

Beazer Homes Corp., a Tennessee Corporation

By: Ruth Lyons, agent
Ruth Lyons, Agent

Attest:

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 30 day of August, 2006, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Lyons, with whom I am personally acquainted and who proved himself to be the Agent of Beazer Homes Corp., the bargainor and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained. and

Witness my hand at office this the 30 day of August, 2006.

Commission expires: 12/27/09

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 260100759

RETURN TO:
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Franklin, TN 37064