THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25614-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $166,740.00 Affiant Subscribed and sworn to before me this 25th day of August, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Eboni J. Stephens 3948 Stephens Ridge Way Antioch, TN 37013	**Send Tax Bills To:** GMAC Mortgage Corp. 6 Cadillac Dr., #150 Brentwood, TN 37027	**Tax Information:** Map No.173.16-0A Parcel No. 213.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corporation, a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eboni J. Stephens, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3948 Stephens Ridge Way, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2006.

Beazer Homes Corporation, a Tennessee corporation

BY: Ruth Lyon, agent
Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 09/05/06 15:23 2 pg
Fees:13.00 Taxes:616.94
20060905-0109551

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Corporation, a Tennessee corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2006.

Notary Public

My Commission Expires: 5/24/08

My Commission Expires MAY 24, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Hidden Creek, Phase 4, Section 1, as of record in Instrument No. 20050714-0081682, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Warranty Deed dated August 15, 2005 from Covenant Community, a Tennessee General Partnership of record in Instrument No. 20050815-0096258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Hidden Creek of record in Instrument No. 20020514-0059176, amended in Instrument No. 20030313-0033781, and Instrument 20050308-0025065, made applicable in Instrument No. 2005093-0117906;
3. By-Laws of Hidden Creek Homeowners Association, Inc., of record in Instrument No. 20030303-0027389;
4. Dedication of common area to Hidden Creek Homeowners Association, Inc. of record in Instrument No. 20050930-0117903;
5. Charter of Incorporation of Hidden Creek Homeowners Association, Inc. of record in Instrument No. 20030303-0027388;
6. All matters appearing on the Plan of record as Instrument No. 20050714-0081682;
7. Easement for ingress and egress of record in Book 5522, page 614; and
8. Storm water detention agreement of record in Instrument No. 20020320-0034487, Register's Office for Davidson County, Tennessee.