PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 09/13/06 12:24 2 pgs
Fees:13.00 Taxes:690.18
20060913-0113358

W & I Ref(__gj__) Title No: 48204
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony L Hicks Mendy A. Hicks 3932 Stephens Ridge Way Antioch, Tennessee 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 173160A215

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$186,535.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corporation**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony L Hicks and wife, Mendy A. Hicks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Hidden Creek Phase 4, Section 1 of record in Doc. No. 20050714-0081682, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Beazer Homes Corporation, a Tennessee Corporation, by deed from Covenant Community, a Tennessee General Partnership, of record in Doc. No. 20050815-0096258, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in in Doc. No. 20050714-0081682, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in . No. 20020514-0059176, amended in Doc. No. 20030313-0033781, Doc. No. 20050308-0025065 and Doc. No. 20050930-0117906, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3932 Stephens Ridge, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2006.

Beazer Homes Corporation

By: Ruth Lyon Ruth Lyon, agent
Title: **Agent**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, personally appeared **Ruth Lyon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Agent** (or other officer authorized to execute this instrument) of **Beazer Homes Corporation**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Williamson Tennessee this the 8th day of September, 2006.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Deborah Gail Johnson
Notary Public

My Commission Expires: _____

My Commission Expires MAY 23, 2009

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $186,535.00

Affiant

Sworn and subscribed before me this the 8th day of September, 2006.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Deborah Gail Johnson
Notary Public

My Commission Expires: _____

My Commission Expires MAY 23, 2009