WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/06 12:52 2 pgs
Fees:13.00 Taxes:990.88

20060926-0119046

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 267,806.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Harris	SAME AS NEW OWNER	MAP 64-8A
(NAME)	(NAME)	
1004 Wyntergrace Farm Road	[illegible]	PARCEL 41
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	[illegible]	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp.d/b/a Phillips Builders, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan A. Harris

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 120 on the Plan of Section One, Merritt Downs, of record as Instrument No. 20010523-0053201 in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation now known as Beazer Homes Corp., a Tennessee Corporation by deed from Gilbert S. Merritt and Angie Cantrell Merritt, recorded Septebmer 11, 2000 as Instrument No. 20000911-0089925 in the Register's Office for Davdison County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO Restrictive Covenants of record as Instrument Nos. 200107020069864 and 200106040057881, Register's Office for Davidson County, Tennessee, By-Laws for Merritt Downs, Section 1 of record as Instrument No. 200106080060786 in the Register's Office for Davidson County, Tennessee, and further subject to the Plan of Merritt Downs, Section One, of record as Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee which shows an Owner's Certificate, notes, easements, building setback lines, etc., as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 1004 Wyntergrace Farm Road, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 25th day of September 2006

Beazer Homes Corp
By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon ~~and~~ _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself ~~and~~ _____ to be the Agent ~~and~~ _____ ~~respectively~~ of the Beazer Homes Corp. the within named bargainor, ~~and~~ a corporation, and that she as such Agent ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent ~~and stating that they are the~~ _____ ~~and~~ _____.

Witness my hand and official seal at office at Madison, TN on this the 25th day of September, 2006 .

My commission expires March 20, 2010

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY