Davidson County DEEDWARR
Recvd: 10/03/06 10:03 2 pgs
Fees:13.00 Taxes:646.47

20061003-0122181

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006090014

STATE OF TENNESSEE
COUNTY OF Williamson



The actual consideration or value, whichever is greater, is $174,721.60

Sworn to and subscribed before me this 29th day of September, 2006.

Vanessa Hansen
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Vanessa Hansen 4609 Cather Court Nashville, TN 37214	SunTrust Mortgage, Inc. 201 Fourth Ave. N/6th Fl. Nashville, TN 37219	P/O 62-261.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beazer Homes Corp.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vanessa Hansen and husband, Matthew Hansen**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Abbington Park, Phase One, Section Five, of record in Instrument No. 200601130005368, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to J. E. Stevenson, Trustee by Warranty Deed from Sisters of Mercy of the Americas, Regional Community of Cincinatti, an Ohio corporation, dated January 10, 2000, of record in Instrument No. 20000223-0017875, and being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Warranty Deed

from J. E. Stevenson, Trustee, dated April 12th, 2005, of record in Instrument No. 20050412-0040426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

Subject to all matters shown on the Plan of Abbington Park of record as Instrument Number 200601130005368, Register's Office of Davidson County, Tennessee.

This is improved property known as **4609 Cather Court, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of September, 2006

Beazer Homes Corp.

Ruth Lyon, agent

BY: Ruth Lyon, Agent

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, 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 herself to be Agent of Beazer Homes, Corp., the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand, at office, on this 29th day of September, 2006.

Michelle Emerson

Notary Public

MICHELLE EMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010

My Commission Expires: _____