RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

Davidson County DEEDWARR
Recvd: 01/08/07 08:08 2 pgs
Fees:13.00 Taxes:708.94
20070108-0002607

WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 191,606.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tessa Maria Sherrod **107 Trailing Blossom Lane** **Goodlettsville, TN 37072**	**New Owner**	**33 03B 90.00**

FOR AND IN 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., a Tennesse Corporation

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

Tessa Maria Sherrod, A Single Woman

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:

THIS PROPERTY IS KNOWN AS: 107 Trailing Blossom Lane, Goodlettsville, TN 37072, and described as follows:

Being Lot # 96 as shown on the final plat of Dry Creek Farms, Phase 2, Section 2, dated August 11, 2005, prepared by Crawford Land Surveyors, P. C. 1929 Twenty-First Ave. South, Nashville, TN 37212, and of record as Instrument #20050825-0101280, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ivy Hill Properties, LLC by deed from Investors Land Partners, II, L.P., dated September 30, 2003, and of record in Instrument No. 20031010-0145054, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, dated 08/08/06, by Special Warranty Deed from Ivy Hill Properties, LLC, a Tennessee limited liability company, and filed for record on 08/10/06, in Instrument Number 20060810-0098370, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **107 Trailing Blossom Lane, Goodlettsville, TN 37072**
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 our hands this 28th day of December, 2006.

Teresa Sherman, agent

Beazer Homes Corp., a Tennesse Corporation

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 28th day of December, 2006, before me personally appeared **Tereasa Shipman** to me known to be the person who executed the foregoing instrument in behalf of **Beazer Homes Corporation** as **their** Designated Agent, and acknowledged that **she** executed the same as the free act and deed of the said **Beazer Homes Corporation**

Witness my hand and official seal at Old Hickory, Tennessee, this 28th day of December, 2006.

My commission expires:_____

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

Jeanean West
Notary