WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 169,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01878 NAVALES CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Edward Navales		MAP:
4808 Irving Lane	2233 Barcelona Way	Parcel:52-10.00 (Part of)
Nashville, TN 37214	Brentwood, CA 94513	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEAZER HOMES CORP, A TENN CORP

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

EDWARD NAVALES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4808 Irving Lane, Nashville, TN 37214

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 2nd day of January, 2007.

Beazer Homes Corp, a Tenn corp

BY: Ruth Lyon, agent
Ruth Lyon, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Ruth Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of BEAZER HOMES CORP, A TENN CORP, the within named barganor, a corporation, and that Ruth Lyons, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee , this 2nd day of January, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/10/07 14:39 2 pgs
Fees:13.00 Taxes:626.78

20070110-0004288

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 146 ON THE PLAN OF ABBINGTON PARK, PHASE ONE - SECTION FIVE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20060113-0005368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., A TENNESSEE CORPORATION, BY WARRANTY DEED DATED APRIL 12, 2005, FROM J. E. STEVENSON, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20050412-0040426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*This property is investment property and is not a primary residence.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.