WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/07 10:29 2 pgs
Fees:13.00 Taxes:632.74

20070209-0017030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 171,010.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-01949 ROSENTHAL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert E. Rosenthal	Same	MAP:
4633 Cather Court	~~14240 Mountain Quail~~	Parcel:62-00-261 (Parent Parcel)
Nashville, TN 37214	Salinas, CA 93908	

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.

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

ROBERT E. ROSENTHAL, AN UNMARRIED 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 4633 Cather Court, 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 5th day of February, 2007.

Beazer Homes Corp., a Tennessee Corporation

BY: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Ruth Lyon, 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 Agent of BEAZER HOMES CORP., the within named barganor, a corporation, and that Ruth Lyon, 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 Nashville, Tennessee , this 5th day of February, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 161, ABBINGTON PARK, PHASE 1, SECTION 5, as shown on plat of record in Instrument No. 200601130005368, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from J.E. Stevenson, Trustee to Beazer Homes Corp., a Tennessee corporation as recorded on the 12th day of April, 2005 in Instrument No. 20050412-0040426; part of Warranty Deed from Sisters of Mercy of the Americas, Regional Community of Cincinnati, an Ohio corporation to J. E. Stevenson, Trustee as recorded on the 23rd day of February, 2000 in Instrument No. 200002230017875 and part of Warranty Deed from Jackie Coleman Stroud and wife, Gail Alexander Stroud to J. E. Stevenson, Trustee as recorded on the 19th day of July, 2000 in Instrument No. 200007190071163, in the Register's Office of Davidson County, Tennessee.

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.