THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00. Affiant
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2007. Notary Public MY COMMISSION EXPIRES: May 24 2008 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Russell	NEW OWNER	MAP 62.02-OB
2801 Paddle Wheel Drive		PARCEL 38.00 CO
Nashville, TN 37214		
(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.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Russell and husband, Warren G. Russell**

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 number 122 on the plan of Abbington Park Phase 1 Section 1, as of record as instrument number 20030328-0041019 as amended as instrument number 20060504-0052203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Beazer Homes Corp. by deed recorded as instrument number 20011105-0108947, said Register's Office, dated October 3, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2801 Paddle Wheel Drive, 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 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 the 27th day of March, 2007.

Beazer Homes Corp.

BY: Ruth Lyon, agent
Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 04/02/07 11:21 2 pg
Fees:13.00 Taxes:636.40
20070402-0038882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared RUTH LYON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of the maker, **Beazer Homes Corp.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 27th day of March, 2007.

My Commission expires May 24, 2008

Notary Public

