THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/15/07 13:55 2 pgs
Fees:13.00 Taxes:765.29
20070815-0097665

Our File Number: 28665B

MAP/GROUP/PARCEL: 033-03-B/099.00 CO

NEW OWNER'S NAME AND ADDRESS:
ANN R. DEAN AND DAVID E. DEAN
120 IVY HILL LANE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **BEAZER HOMES CORPORATION, a corporation existing under the laws of the State of Tennessee**, hereinafter called Grantor, does hereby transfer and convey unto, **ANN R. DEAN AND DAVID E. DEAN, WIFE AND HUSBAND**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND, SITUATED AND LYING IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOW, TO-WIT:

BEING LOT #10 AS SHOWN ON THE FINAL PLAT OF DRY CREEK FARMS, PHASE 3, DATED NOVEMBER 6, 2006, REVISED DECEMBER 22, 2006, PREPARED BY CRAWFORD LAND SURVEYORS, P.C. 1929 TWENTY-FIRST AVE. SOUTH, NASHVILLE, TN 37212, AND OF RECORD AS INSTRUMENT #20070221-0021236 AND AMENDED IN INSTRUMENT #20070411-0043542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property known as 120 IVY HILL LANE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #20070326-0036228, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees,their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BEAZER HOMES CORPORATION

By: Ruth Lyon, agent
RUTH LYONS, AGENT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **RUTH LYONS, AS AGENT FOR BEAZER HOME CORPORATION, a Tennessee Corporation,** with whom I am personally acquainted, and who acknowledged that she, as such agent, and with full power and authority so to do, executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee, on this the 26th day of July, 2007.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $206,834.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of July, 2007.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY