Davidson County DEEDWARR
Recvd: 10/03/07 10:32 2 pgs
Fees:13.00 Taxes:765.67

20071003-0117831

WARRANTY DEED

P-07-7519

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,938.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2007.

Notary Public Notary Seal present, but could not be reproduced.

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/24/08

Bill Garrett
Davidson County Register of Dee

My C

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia DeRienzo	SunTrust Mortgage, Inc.	186040B05300CO
7519 Kemberton Court	(NAME) 201 Fourth Avenue North 7th Floor	
(ADDRESS) Nolensville, Tennessee 37135	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP, INC. A TENNESSEE CORPORATION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALICIA DERIENZO AND BENJAMIN DERIENZO* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*wife and husband

Unit #53, On the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 20070125-0010028, and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for the Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee Corporation by Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20070223-0022566, in the Register's Office for Davidson County, Tennessee, dated February 15, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7519 Kemberton Court, Nolensville, Tennessee 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Ruth Lyon, agent
Ruth Lyon

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public, of the state and county aforesaid, personally appeared Keith Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Agent of Beazer Homes, the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her/himself as Agent.

WITNESS my hand, at office, this 25 day of September 2007.

Robyn Duffy

NOTARY PUBLIC

My Commission Expires: 5/24/08

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds