WARRANTY DEED

P-07-3000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Ashley Neese
Affiant

Subscribed and sworn to before me, this 10TH DAY OF October, 2007.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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
Esther M. Sellars	Franklin America Mortgage Comp	
3000 Hidden Creek Drive	501 Corporate Center Drive Suite 400	173-16-0A-179.00 CO
Antioch, Tennessee 37013	Franklin, TN 37067	
(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., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ESTHER M. SELLARS, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hidden Creek Subdivision, Phase One, Section Two of record in Plat Book 20030226-0025759, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beazer Homes Corp, D/B/A Phillips Builders, a Tennessee corporation by Warranty Deed from William R. Huffman (aka Billy Ray Huffman), Randolph Alan Huffman (aka Randy Huffman), and Rhonda Huffman Lehmer (formerly Rhonda Huffman), collectively of record in Instrument No. 20020510-0058112, in the Register's Office for Davidson County, Tennessee, dated May 10, 2002.

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

unimproved ( )
This is improved (X) property, known as 3000 Hidden Creek Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 10/23/07 11:10 2 pgs
Fees:13.00 Taxes:647.13

20071023-0125285

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/our hand(s) this 17th day of October, 2007.

Beazer Homes Corp.

BY: Teresa Shipman, agent
President

ATTEST:

_____
Secretary/Treasurer

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public, of the state and county aforesaid, personally appeared Teresa Shipman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon path, acknowledged her/himself to be the Agent of Beazer Homes, the within named bargainor, a corporation, and that he 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 17 day of October, 2007.

Robyn Dubray
NOTARY PUBLIC
My Commission Expires: 5/24/08

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800