WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/07 09:22 2 pgs
Fees:13.00 Taxes:761.70

20071204-0140153

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20999-1

The actual consideration or value, whichever is greater, for this transfer is **$205,865.00**

Mark Ballinger
Affiant

Subscribed and sworn to before me, this the 29th day of November, 2007.

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Ballinger **Shay Ballinger**	**SunTrust Mortgage, Inc.**	**186-04-0-B-022co**
7842 Kemberton Drive West	**P.O. Box 79041**	
Nolensville, TN 37135	**Baltimore, MD 21279-0041**	

FOR AND IN 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., a Tennessee corporation

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

Mark Ballinger and Shay Ballinger, husband and wife

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 Unit No. 22 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by 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 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee corporation, by Special Warranty Deed dated February 15, 2007, from Burkitt Place Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20070223-0022566, Register's Office for Davidson County, Tennessee.

[24 MONTH CHAIN OF TITLE: Formerly being part of the same property conveyed to Burkitt Place Development, LLC, by Deeds of record in Instrument Nos. 20050816-0096916 and 20050816-0096917, Register's Office for Davidson County, Tennessee.]

THIS conveyance is subject to Declaration of Protective Covenants, Conditions and Restrictions and By-Laws, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Developer (Burkitt Place Development, LLC) in parent acreage.

This is Improved (X) unimproved (____) property, known as: **7842 Kemberton Drive West, Nolensville, TN 37135**

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 its hand by its duly authorized officer this **29th** day of **November, 2007.**

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Agent of the Beazer Homes Corp., within named bargainor, a corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **November, 2007.**

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires: 10/17/09