Davidson County DEEDWARR
Recvd: 12/05/07 14:36 2 pgs
Fees:13.00 Taxes:620.15

20071205-0140936

WARRANTY DEED

LINDA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

B-RMC-07-167

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,609.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb J. Dossman	Realty Mortgage Corporation	
167 Ivy Hill Lane (ADDRESS)	(NAME) 7000 Executive Center Drive #200 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PART OF 033-043.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALEB J. DOSSMAN, UNMARRIED AND SHERESE V. SMITH, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), 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. 128 ON THE PLAN OF DRY CREEK FARMS, PHASE 3, OF RECORD IN PLAT INSTRUMENT NO. 20070221-0021236, AS CORRECTED IN INSTRUMENT NO. 20070411-0043542, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., A TENNESSEE CORPORATION BY DEED FROM IVY HILL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200708070094517 ON AUGUST 3, 2007 AND FILED FOR RECORD ON AUGUST 7, 2007, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT OF RECORD IN INSTRUMENT NO. 20070221-0021236 AND CORRECTED IN INSTRUMENT NO. 20070411-0043542; BOOK 3248, PAGE 58; BOOK 7695, PAGE 562; BOOK 10752, PAGE 679; INSTRUMENT NO. 20031001-0145056; INSTRUMENT NO. 20031001-0145053; INSTRUMENT NO. 20040921-0113624 AND INSTRUMENT NO. 20070424-0048575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 167 Ivy Hill Lane, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of November, 2007.

Beazer Homes Corp., a Tennessee Corporation

BY: _____

Tara Shipley, ~~President~~ Div Sr VP/CFO

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2007, before me personally appeared Tara Shipley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Division Senior Vice-President/CFO of Beazer Homes Corp., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such Division Senior Vice-President / CFO executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2007.

_____
Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903