371-476

Davidson County DEEDWARR
Recvd: 12/07/07 10:59 2 pgs
Fees:13.00 Taxes:727.49
20071207-0141694

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2007 by and between **Beazer Homes Corp. Inc.**, hereinafter referred to as GRANTOR, and **John H. Randow and wife, Theresa A. Randow**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nolensville, County of Davidson, State of Tennessee, more particularly described as follows:

Located in Davidson County, Tennessee and more particularly described as follows:

Unit No. 26 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 200701250010028 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. 200702070016043, as amended in Instrument No. 200702080016738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters appearing on the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument 200701250010028, Register's Office for said County.

2) 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 200702070016043 as amended in Instrument 200702080016738, Register's Office for said County.

3) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200603060025388 as amended in Instrument 200702020014304, Register's Office for said County.

4) PUD Boundary Plat of record in Instrument 200509200113225, Register's Office for said County.

5) Surveyors Certificate of Correction of record in Instrument 200702140018953, Register's Office for said County.

6) Charter for The Village of Burkitt Place Owners Association of record in Instrument 200702060015779, Register's Office for said County.

7) Right of Way Easement of record in Instrument 200606070067534, Register's Office for said County.

8) Easement and Contribution Easement of record in Instrument 200508160096915, Register's Office for said County.

Being part of the same property conveyed to Beazer Homes Corp., Inc. by Special Warranty Deed from Burkitt Place Development, LLC, dated June 14, 2007, recorded June 20, 2007, of record in Instrument 200706200073879, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Burkitt Place Development, LLC by Warranty Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and Mary Lou Holmes, dated August 15, 2005, recorded August 16, 2005, of record in Instrument 200508160096916, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **7850 Kemberton Drive West, Nolensville, TN 37135**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree

with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Beazer Homes Corp. Inc.

By: Ruth Lyon, agent
Ruth Lyon, Agent

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said 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 himself (or herself) to be **Agent** of **Beazer Homes Corp. Inc.**, the within named bargainor, a corporation, and that he/she as such **Agent**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Agent**.

Witness my hand and seal, at office in Nashville TN, this the 30th day of November, 2007.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
John H. Randow and Theresa A. Randow
7850 Kemberton Drive West, Nolensville, TN 37135

Send Tax Statements to:
First Horizon Home Loans
1555 W. Walnut Hill Ln. #200
Irving. TX 75038

Map & Parcel No. 186.04-0B-026.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $196,618.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cynthia Ann Rose
Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of November, 2007.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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