WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 204,533.40

Mary L Parrish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF November, 2007

Charles A. Sullivant Jr.
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Floyd, Sr. (NAME)	Franklin American Mortgage (NAME)	033-03-0B-114.00
150 Ivy Hill Lane (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, Tn 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Floyd, Sr., and ~~wife~~, Mary A. Floyd

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:

Being Lot No. 25 as shown on the Final Plat of Dry Creek Farms, Phase 3, dated November 6, 2006, revised December 22, 2006, prepared by Crawford Land Surveyors, P. C. 1929 Twenty-First Ave. South, Nashville, TN. 37212, and of record as Instrument #20070221-0021236, as corrected in Instrment #20070411-0043542, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beazer Homes Corp., a Tennessee limited liability company by Special Warranty Deed dated 6/1/2007 and recorded 6/5/2007 from Ivy Hill Properties, LLC a Tennessee limited liability company of record as Instrument No. 2070605-0067010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 12/18/07 09:55 2 pgs
Fees:13.00 Taxes:756.77

20071218-0145008

unimproved ( )
This is improved (X) property, known as 150 Ivy Hill Lane, Goodlettsville, TN 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 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 hand this 26th day of November, 2007

Beazer Homes Corp., a Tennessee, limited liability company
By:
Ruth Lyon, Agent

Ruth Lyon, agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Agent and _____ respectively of the Beazer Homes Corp., a Tennessee the within named bargainor, and corporation, and that she as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 26th day of November, 2007 .

My commission expires _____ Charles A Sullivant Jr.

Notary Public

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

CHARLES A. SULLIVANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

My Commission Expires JULY 5, 2011