WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $201,440.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF DECEMBER, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02494 THOMAS CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Karen Millholland Thomas and Chad S. Thomas	same	186-31.00
7825 Kemberton Drive West		
Nolensville, TN 37135		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEAZER HOMES CORP., INC., A TENNESSEE CORPORATION

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

KAREN MILLHOLLAND THOMAS AND CHAD S. THOMAS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7825 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 Grantee, its successors and assigns, forever and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 21st day of December, 2007.

Beazer Homes Corp., Inc., A Tennessee Corporation

BY: Ruth Lyon, agent
Ruth Lyon, agent

Davidson County DEEDWARR
Recvd: 12/27/07 14:12 2 pgs
Fees:13.00 Taxes:745.33
20071227-0148046

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Agent of BEAZER HOMES CORP., INC., A TENNESSEE CORPORATION, the within named barganor, a corporation, and that Ruth Lyon, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of December, 2007.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 42, ON THE FINAL PLAT OF BURKITT PLACE, PHASE 2 C A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD BOUNDARY PLAT OF RECORD IN INSTRUMENT NO. 20070125-0010028, 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. 20070207-0016043, AS AMENDED IN INSTRUMENT NO. 20070208-0016738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM BURKITT PLACE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 25TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070725-0088020, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.