Davidson County DEEDWARR
Recvd: 02/19/08 09:27 2 pgs
Fees:13.00 Taxes:689.87

20080219-0015603

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,450.00

x Sarah B. Blanchard
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

G-FA-08-7839

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
Sarah B. Blanchard	Franklin American Mortgage Company	
7839 Kemberton Drive West (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	186-32.00

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., INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH B. BLANCHARD, UNMARRIED AND DARREN R. REDFIELD, UNMARRIED, 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 UNIT NO. 35, VILLAGE OF BURKITT PLACE, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070207-0016043 AMENDED AT INSTRUMENT NO. 20070208-0016738 AND AS SHOWN ON PLAT OF BURKITT PLACE, PHASE 2C RECORDED AT INSTRUMENT NO. 20070125-0010028 CORRECTED AT INSTRUMENT NO. 20070214-0018953, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES, CORP., INC., A TENNESSEE CORPORATION BY SPECIAL 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 EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7839 Kemberton Drive West, Nolensville, Tennessee 37135
(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 31st day of January, 2008.

Beazer Homes, Corp., Inc., a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon
Its: Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2008, before me personally appeared Ruth Lyon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Agent of Beazer Homes, Corp., Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he/she as such Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of January, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-29[illegible]