This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

Davidson County DEEDQC
Recvd: 06/20/08 14:19 2 pgs
Fees:12.00 Taxes:0.00
20080620-0063788

QUITCLAIM DEED

FROM: **BEAZER HOMES CORP.**
1018 ELM HILL PIKE
NASHVILLE, TN 37210

TO: **PATRICK J. YANCEY AND WIFE, PAMELA M. YANCEY**

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Ruth Lyon, agent
Affiant

Subscribed and sworn to before me this 18th day of June, 2008.

Rebecca K. White
Notary Public

3/10/2012
Commission Expiration Date

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
PATRICK J. YANCEY AND WIFE, PAMELA M. YANCEY 3923 BEDFORD AVENUE OCEANSIDE, CA 92056-3309	**SAME**	**176-1-B-40CO**

KNOW ALL MEN BY THESE PRESENTS that **Beazer Homes Corp.**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim its entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, unto **Patrick J. Yancey and wife, Pamela M. Yancey** their successors and assigns, said land being described as follows:

LAND in Davidson County, Tennessee, being Lot 116 on the Plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beazer Homes Corp by deed from Corinthian Custom Homes, Inc. of record in Instrument No. 20050805-0092627 Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Maxwell Place, Antioch, TN 37013.

The purpose for this Quitclaim Deed is to correct an inadvertent scrivener's error that occurred in the Warranty Deed recorded as Instrument No. 20060711-0083363. The description in that deed recited that Lot 118 on the Plan of Maxwell Place P.U.D. of record in Instrument 20060418-0042714 said Register's Office was being conveyed to the Yanceys. The correct lot number that should have been conveyed was Lot 116. Although a Scrivener's Affidavit correcting this error was recorded previously as Instrument No. 20070124-0009547 on January 24, 2007, this Quitclaim Deed is intended to establish title to Lot 116 in Patrick J. Yancey and wife, Pamela M. Yancey.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this ____ day of June, 2008.

BEAZER HOMES CORP.

By: Ruth Lyon, agent
Ruth Lyon
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the authorized Agent of the Beazer Homes Corp., the within named bargainor, a corporation, and that she as such authorized Agent being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2008.

Commission Expires: 3/10/2012

Rebecca K. White
Notary Public

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.