Davidson County DEEDWARR
Recvd: 07/10/08 11:37 2 pgs
Fees:13.00 Taxes:639.56

20080710-0070945

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $172,855.00.

Sameh Nashed
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2008.

Robin S Edwards
Notary Public

My commission expires: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Sameh L. Nashed	CTX Mortgage Company	176-1-B40CO
4261 Maxwell Road	370 Mallory Station Road	
Antioch, Tennessee 37013	Franklin, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

Beazer Homes Corp., a TN corporation

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

Sameh L. Nashed and wife, Mary F. Mina

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:

LAND in Davidson, Tennessee, being Lot 118 on the plan of Maxwell Place P.U.D., of record in Instrument No. 20050418-0042714, Surveyor's Certificate of Correction of record in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Beazer Homes Corp., a TN corporation by deed from Corinthian Custom Homes, Inc., of record in Instrument No. 20050805-0092627, Register's Office for Davidson County, Tennessee. Beazer Homes Corp., a Tennessee Corporation having conveyed Lot No. 118 by mistake to Patrick J. Yancey and Pamela M. Yancey, husband and wife, by Instrument No. 20060711-0083363 ,and the said Patrick J. *

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

*Yancey and Pamela M. Yancey, husband and wife, having quitclaimed Lot 118 back to Beazer Homes by Instrument of record in Instrument No. , Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as 4261 Maxwell Road, Antioch, Tennessee 37013

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 26th day of June, 2008.

Beazer Homes Corp.

Ruth Lyon, agent
Ruth Lyon, Agent

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ruth Lyon, Agent **of** Beazer Homes Corp., **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Agent **of** Beazer Homes Corp., **the within bargainor, and corporation, and that he as such** Agent **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** Ruth Lyon **as** Agent.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26th **day of** June, 2008.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY