THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0806097** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $205,095.00. Affiant Subscribed and sworn to before me this 25th day of July, 2008. Notary Public My commission expires: 08/23/2011 MARY JAYNE MASTERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/28/08 14:45 2 pgs
Fees:13.00 Taxes:758.85
20080728-0077095

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Holly Brooks **2032 Traemoor Village Drive** **Nashville, TN 37209**	**Franklin American Mortgage Co.** **501 Corporate Centre Dr. #400** **Franklin, TN 37067**	**MAP 114-7-A** **PARCEL 10CO**

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp.**, a Tennessee Corporation, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Holly Brooks**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070323-0035561, and amended in Instrument No. 20080318-0027145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed dated July 6, 2006 from Louis McRedmond Investment Group, L.P., a Tennessee limited partnership, of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, and amended in Instrument No. 20080318-0027145, Register's Office for Davidson County, Tennessee.
4. all matters shown on the Plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070323-0035561, and amended in Instrument No. 20080318-0027145, Register's Office for Davidson County, Tennessee.
5. Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, Register's Office for Davidson County, Tennessee.
6. Dedication of Public Utilities Easement of record in Book 7142, page 463, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
8. Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
9. Application to Combine Parcels of record in Instrument No. 20061108-0138743, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2032 Traemoor Village Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that it is lawfully seized of said land in fee simple has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds itself and its successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2008.

Grantor: Beazer Homes Corp.:

By: Ruth Lyon, VP Mid West & Mid Atlantic Region
Ruth Lyon
Vice President, Mid West & Mid Atlantic Region

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public of said County and State, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President, Mid West & Mid Atlantic Region of Beazer Homes Corp., the within named bargainor, a Tennessee corporation, and that she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President, Mid West & Mid Atlantic Region.

Witness my hand and official seal, at office, this 25th day of July 2008.

James T. Harris
Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009