THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08070539**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,835.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2008. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Laura S. Miller and Nicholas K. Miller 2026 Traemor Village Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114070A00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beazer Homes Corp., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura S. Miller and husband, Nicholas K. Miller,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 7, THE TOWNHOMES OF TRAEMOOR VILLAGE, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being a portion of the property conveyed to Beazer Homes Corp., a Tennessee corporation, by Special Warranty Deed from Louis McRedmond Investment Group, L.P., a Tennessee limited partnership, recorded July 11, 2006 in Instrument No. 20060711-0083332, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 2026 Traemor Village Drive Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2008.

Beazer Homes Corp.

Ruth Lyon, VP Mid West & Mid Atlantic Region

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

Davidson County DEEDWARR
Recvd: 08/05/08 14:39 2 pgs
Fees:13.00 Taxes:739.39
20080805-0080753

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Vice President of Beazer Homes Corp., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2008.

Notary Public

My Commission Expires: 11/22/10

