State of Tennessee
County of Rutherford

Davidson County DEEDWARR
Recvd: 11/12/08 16:13 2 pgs
Fees:13.00 Taxes:436.74
20081112-0112154

This actual consideration or value – whichever is greater- is **$118,038.00**

Affiant

Subscribed and sworn before me this 7th day of **November, 2008.**

Notary Public

My Commission Expires: 3-20-10

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Matthew R. Eleam **528 Bradburn Village Circle** **Antioch, Tennessee 37013**	**528 Bradburn Village Circle** **Antioch, Tennessee 37013**	**Right Mortgage Company** **106 B West Hill Drive** **Lebanon, Tennessee 37087**

Map 164-6-B, Parcel 84

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BEAZER HOMES CORP., A TENNESSEE CORPORATION

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MATTHEW R. ELEAM AND SARA EVERETT, HUSBAND AND WIFE,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 127 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, 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 Deed from Stephen J. Kozy, dated 04/11/2006 of record in Instrument No. 20060411-0041787, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument No. 20070817-0098536; Charter of Townhomes of Bradburn Village Homeowner's Association, Inc. of record in Instrument No. 20060823-0103546; Deed conveying the open space to Townhomes of Bradburn Village Homeowner's Association, Inc. of record in Instrument No. 20060823-0103545; Storm Water Detention Agreement of record in Instrument No. 20060608-0068199; Grant of Easement of record in Instrument No. 20070622-0074712; Conveyance of Easement in Instrument No. 20080807-0081447; Instrument No. 20060816-0101099; Instrument No. 20070717-0084884; and Instrument No. 20070817-0098536; Easement(s) to Colonial Pipeline Company of record in Book 3670, page 396; Book 4579, page 913 and Book 3644, page 317, Register's Office for Davidson County, Tennessee; and (iii) Transmission line easement(s) granted to United States of America of record as Instrument Number 20020909-0109148, and referenced in Book 5799, page 6622, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 7th day of November, 2008.

Ruth Lyon, VP Mid West & Mid Atlantic Region

Beazer Homes Corp. by Ruth Lyon,
Vice President, Mid West & Mid Atlantic Region

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Ruth Lyon,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Beazer Homes Corp., a Tennessee Corporation,** for the purpose therein contained, and who further acknowledge him/her self to be the **Vice President, Mid West and Mid Atlantic Region,** and being authorized by the board of directors and/or principals to execute this document on behalf of **Beazer Homes Corp., a Tennessee Corporation.**

Witness my hand and official seal this 7th **day** of **November, 2008.**

My Commission expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee