WARRANTY DEED

B-ELAM-08-0145

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,787.80

Affiant

Subscribed and sworn to before me, this 24th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Allen Kierzek	Phillips Mortgage Planning	
145 Sophie Drive	143 Barfield Cresent	
Nashville, TN 37013	Murfreesboro, TN 37128	176-10B-053.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP., A TENNESSEE CORPORATION
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CRAIG ALLEN KIERZEK AND AMANDA MARIE KIERZEK, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 219 ON THE FINAL PLAT FOR MAXWELL PLACE P.U.D., OF RECORD IN INSTRUMENT NO. 20050418-0042714, AS CORRECTED BY THAT SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20050614-0067855, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., A TENNESSEE CORPORATION BY DEED FROM CORINTHIAN CUSTOM HOMES, INC. OF RECORD IN INSTRUMENT 200508050092627 ON 08/04/2005 AND FILED FOR RECORD ON 08/05/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT OF RECORD IN INSTRUMENT 200504180042714, AS CORRECTED IN INSTRUMENT 200506140067855; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT 200603010023937; AGREEMENT FOR RIGHT OF WAY AS SHOWN IN DEED OF RECORD IN BOOK 4063, PAGE 299; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT 200503220030977, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 145 Sophie Dr, Nashville, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 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.

Davidson County DEEDWARR
Recvd: 11/26/08 11:13 2 pgs
Fees:13.00 Taxes:657.81
20081126-0115812

Witness my/our hand(s) this 24th day of November, 2008.

Beazer Homes Corp., a Tennessee corporation

BY: Ruth Lyon, VP Mid West + Mid Atlantic Region

Ruth Lyon
Vice President, Mid West & Mid Atlantic Region

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 24th day of November, 2008, before me personally appeared Ruth Lyon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President, Mid West & Mid Atlantic Region of Beazer Homes Corp., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such Vice President, Mid West & Mid Atlantic of Region executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of November, 2008.

Notary Public

My Commission Expires: 3-10-12

NICKIE CARVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903