(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,740.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 27th day of February, 2009

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/03/09 11:22 2 pgs
Fees:13.00 Taxes:391.24
20090303-0018699

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley W. Montague	Countrywide Home Loans	164-06-O-B
(NAME)	(NAME)	(MAP)
569 Bradburn Village Circle	2018 Powers Ferry Rd., Ste. 700	35.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, Beazer Homes Corp., a Tennessee corp., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Wesley W. Montague, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 35 of The Townhomes of Bradburn Village, a Horizontal Property Regime located in Antioch, TN, together with Easements as shown on the plat of The Townhomes of Bradburn Village, described in Exhibit "A" and depicted on Exhibit "A-1", of the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20060816-0101099 as amended in Instrument No. 20070717-0084884 and Instrument No. 20070817-0098536, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Bradburn Village, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 200060816-0101099 as amended in Instrument No. 20070717-0084884 and Instrument No. 20070817-0098536, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being part of the property conveyed to Beazer Homes Corp., a Tennessee corporation, by deed from Stephen J. Kozy, of record in Instrument No. 20060411-0041787, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 569 Bradburn Village Circle, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 27th day of February, 2009.

Beazer Homes Corp.

Ruth Lyon, VP Mid West & Mid Atlantic Region
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corp., the within named bargainor, a Tennessee corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the corporation by the said Ruth Lyon, as such Agent

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of February, 2009.

Georgette R Kennedy
Notary Public

My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY