Cherokee

being Recorded in Davidson County because it was previously recorded in the wrong County of williamson and Transfer Tax has already been Paid.

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,960.00

Natalie Hoffman
Affiant

Subscribed and sworn to before me, this 31st day of August, 2007.

Sharon Louise Chappell
Notary Public

My Commission Expires: January 24, 2009

SHARON LOUISE CHAPPELL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

MY COMMISSION EXPIRES. (AFFIX SEAL)

RECORDING STAMP ON BACK PAGE

THIS INSTRUMENT WAS PREPARED BY:

G. KLINE PRESTON, IV
KLINE PRESTON LAW GROUP, P.C.
4525 HARDING ROAD, SUITE 200
NASHVILLE, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred S. Henson Michelle D. Henson	Alfred S. Henson Michelle D. Henson	186-04-0-B-061.00-CO
7537 Kemberton Court	7537 Kemberton Court	Davidson County DEEDWARR Recvd: 03/20/09 14:32 4 pgs Fees:22.00 Taxes:0.00 20090320-0025281
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, BEAZER HOMES CORP., INC., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ALFRED S. HENSON AND WIFE, MICHELLE D. HENSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 61, on the Final Plat of Burkitt Place, Phase 2 C., a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 20070125-0010028, and further described and created as to each individual unit in the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Beazer Homes Corp., Inc., by Special Warranty Deed from Burkitt Place Development, LLC dated 02/15/2007 and recorded 02/23/2007 as Document # 20070223-0022566.

Unimproved ( )

This is improved (X) property known as 7537 Kemberton Court, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to 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.

Witness my/our hand(s) this 31 day of August, 2007.

Ruth Lyon, agent
Beazer Homes Corp., Inc.

By: Ruth Lyon who signed this warranty deed in his/her capacity as

Agent of the GRANTEE.

Ruth Lyon
Print Name

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Lyon, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me this 31 day of August, 2007.

Sharon Louise Chappell
Notary Public

My Commission Expires: January 24, 2009

My Commission Expires:



BK/PG:4374/381-382

07042353

DEED	
09/07/2007	10:00 AM
BATCH	107753
MTG TAX	0.00
TRN TAX	702.85
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	715.85

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.