WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

G-CBB-09-542

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
Crystal A. Doss	SunTrust Mortgage, Inc	
542 Bradburn Village Circle (ADDRESS)	401 Commerce Sr., Ste. 6100 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	164060B07700CO

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 CORP., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CRYSTAL A. DOSS, UNMARRIED, 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 UNIT 120, THE TOWNHOMES OF BRADBURN VILLAGE, AS SHOWN ON EXHIBIT "A-1" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070817-0098536, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., A TENNESSEE CORPORATION BY WARRANTY DEED FROM STEPHEN J. KOZY RECORDED APRIL 11, 2006 IN INSTRUMENT NO. 20060411-0041787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE SHOWN IN THE PLAT ON EXHIBIT "A-1" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070817-0098536; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20060816-0101099, AMENDED AT INSTRUMENT NO. 20070714-0084884 AND AMENDED AND RESTATED IN INSTRUMENT NO. 20070817-0098536; QUITCLAIM FOR OPEN SPACE AND COMMON AREA OF RECORD IN INSTRUMENT NO. 20060823-0103545; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20060823-0103546; TVA TRANSMISSION LINE EASEMENT AS REFERENCED IN INSTALLMENT DEED OF RECORD IN BOOK 5799, PAGE 662; RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE CO. OF RECORD IN BOOK 3644, PAGE 317 AND BOOK 3670, PAGE 396; SUPPLEMENTAL RIGHT OF WAY AGREEMENT WITH COLONIAL PIPELINE COMPANY OF RECORD IN BOOK 4579, PAGE 913; GRANT OF TANSMISSION LNE EASEMENT TO USA OF RECORD IN INSTRUMENT NOS. 20020905-0107384 AND 20020909-0109148; STORMWATER DETENTION AGREEMENT RECORDED IN INSTRUMENT NO. 20060608-0068199; AGREEMENT REGARDING GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20070622-0074712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 542 Bradburn Village Circle, Antioch, 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.

BILL GARRETT, Davidson County
Trans:T20090019577 DEEDWARR
Recvd: 03/25/09 07:59 2 pgs
Fees:13.00 Taxes:443.63
20090325-0026677

Witness my/our hand(s) this 19th day of March, 2009.

Beazer Homes Corp.

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 19th day of March, 2009, 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 of Beazer Homes Corp., a Tennessee Corp., the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of March, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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