State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$100,101.00**

Amanda Hamline
Affiant

Subscribed and sworn before me this **27th** day of **March, 2009.**

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090023838 DEEDWARR
Recvd: 04/09/09 14:45 2 pgs
Fees:13.00 Taxes:370.37
20090409-0032549

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:
Maenett Richards **559 Bradburn Village Circle** **Antioch, TN 37013**	**559 Bradburn Village Circle** **Antioch, TN 37013**	**Franklin American Mortgage Co.** **501 Corporate Centre Dr. Ste 400** **Franklin, TN 37067**

Map 164-6-B, Parcel 30

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

MAENETT RICHARDS, A SINGLE PERSON

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:

Certain property in Davidson County, TN, described as Unit No. 30 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 record in Instrument No.. 20060816-0101099 and 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.20060816-0101099 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 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. 20060816-0101099, as amended in Instrument No. 20070717-0084884 and Instrument No. 20070817-0098536; Charter of Townhomes of Bradburn Village Homeowners Association Inc. of record in Instrument No. 20060823-0103546; Deed conveying the open space to Townhomes of Bradburn Village Homeowners Association, Inc. of record in Instrument No. 20060823-0103545; Storm Water Detention Agreement of record in Instrument No. 20060608-0068199; Covenants, Conditions, and Restrictions contained in Instrument Number 20060816-0101099 amended in Instrument Number 20070717-0084884, and Instrument No 200708170098536; Agreement of record in Instrument No. 20070622-0074712; Easement(s) to Colonial Pipeline Company of record in Book 3670, page 396; Book 4579, page 913, and Book 3644, page 371, Register's Office for Davidson County, Tennessee; and (iii) Transmission line easement(s) granted to United States of America of record as Instrument No. 20020909-0109148, and reference in Book 5799, page 662; Easement to Tennessee Telephone Company of record in Instrument No. 20080807-0081447, 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 **27th day of March, 2009.**

Ruth Lyon, VP Mid West + Mid Atlantic Region
Beazer Homes, Corp., a Tennessee Corporation

STATE OF Tennessee

COUNTY OF Davidson

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 r 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 **27th day** of **March, 2009.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY