WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$173,935.00.** Janet L. Osborne Affiant Subscribed and sworn to before me, this the 16th day of October, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Janet L. Osborne	**Franklin American Mortgage Company**	**Map 141-06-0-C Parcel 138.00CO**
4204 Blackwater Drive	**501 Corporate Centre Drive, Suite 4**	
Nashville, TN 37221	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beazer Homes Corp., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet L. Osborne, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 152 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by Deed from The Vanderbilt University, a Tennessee not for profit corporation, of record in Instrument No. 20020912-0110994, dated September 10, 2002, Register's Office for Davidson County, Tennessee. The said Beazer Homes Corp. d/b/a Phillips Builders is now know as Beazer Homes Corp., a Tennessee corporation.

This conveyance is subject to Declaration of Restrictive Covenants, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 2, Section 1, of record in Instrument No. 20090317-0023975, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor herein in parent acreage.

This is improved (__X__) Unimproved (____) property, known as **4204 Blackwater Drive, Nashville, TN 37221**

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 its hand by its duly authorized officer this **16th** day of **October, 2009.**

Beazer Homes Corp., a Tennessee corporation

By: Ruth Lyon, VP Mid West & Mid Atlantic Region
Ruth Lyon, Vice President, Mid West & Mid Atlantic Region

BILL GARRETT, Davidson County
Trans:T20090070752 DEEDWARR
Recvd: 10/19/09 08:35 2 pgs
Fees:13.00 Taxes:643.56
20091019-0096198

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Vice President, Mid West & Mid Atlantic Region** of **Beazer Homes Corp., a Tennessee corporation**, within named bargainor, a corporation, and that she as such **Vice President, Mid West & Mid Atlantic Region**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such **Vice President, Mid West & Mid Atlantic Region**.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **October, 2009.**

Meredith Brown
Notary Public

MEREDITH BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: 5-8-12