Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090082303 DEEDWARR
Recvd: 12/04/09 12:44 2 pgs
Fees:13.00 Taxes:752.31
20091204-0111276

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $203,327.00

Affiant

Subscribed and sworn to before me this 1st day of December, 2009.

Notary Public
My commission expires: 5-31-01

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

02-0911-46767

Address of New Owner:	Send Tax Bills to:	Tax-Information
Margo Fortney 768 Wolfeboro Lane Nashville TN 37221	First Tennessee Bank 1 Mortgage Way Mt. Laurel, NJ 08054	141-05-0-A-072.00GO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beazer Homes Corp., a Tennesse**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Margo Fortney, married and Bobbette Fortney** unmarried, as tenants in Common without Survivorship Interest, hereinafter called the Grantees, their successors 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. 72, on the Plan of Avondale Park, Phase 1, Section 3, of record in Instrument No. 20090318-0024198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Avondale Residential, Inc. by deed from Avondale Park Partnership, a Tennessee General Partnership, dated May 11, 2005, recorded May 18, 2005, of record in Instrument No. 20050518-0055805, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Avondale Residential, Inc., a Tennessee corporation, dated July 28, 2009, recorded August 6, 2009, of record in Instrument No. 20090806-0074031, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 768 Wolfeboro Lane, 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of December, 2009.

Beazer Homes Corp., a Tennesse

By: Ruth Lyon, agent, VP Mid West + Mid Atlantic Region
its Vice President

State Of Tennessee
County Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Lyon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Beazer Homes Corp., a Tennesse Corporation, the within named bargainor, and that she is authorized by Beazer Homes Corp., a Tennesse Corporation to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 1st day of December, 2009.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON