G-23009-4
Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110005045 DEEDWARR
Recvd: 01/26/11 09:18 2 pgs
Fees:13.00 Taxes:853.85
20110126-0007073

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,770.40.**

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2011.

Notary Public

My commission expires: 5/4/13 (AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Monte T. Sprewell	**Bank of America, N. A.**	**Map 141-06-0-C Parcel 153.00C0**
4401 Kirkbrook Court	**P.O. Box 650070**	
Nashville, TN 37221	**Dallas, TX 75265-0070**	

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, Inc., a Tennessee corporation

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

Monte T. Sprewell, a single person

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. 133 on the Final Plat of Riverbridge, Phase 2, Section 2, a Planned Unit Development, of record in Instrument No. 20100302-0015635, 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 known 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 2, of record in Instrument No. 20100330-0023630, 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 assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4401 Kirkbrook Court, 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 **25th** day of **January, 2011.**

Beazer Homes, Inc., a Tennessee corporation

By: Ruth Lyons, VP

Ruth Lyons, Vice President – Indianapolis RAC

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 – Indianapolis RAC** of **Beazer Homes Corp., a Tennessee corporation**, within named bargainor, a corporation, and that she as such **Vice President – Indianapolis RAC**, 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 – Indianapolis RAC.**

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **January, 2011.**

Notary Public

My Commission expires: 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN