57

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
Attorneys at Law
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

P.. 10100 8:39

FROM: **GLORIA J. DOUGLAS, formerly known as GLORIA J. HALL** ("GRANTOR")

TO: **BEAZER HOMES CORP.** ("GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP AND PARCEL NUMBER:**
Beazer Homes Corp. 2910 Kraft Drive Nashville, Tennessee 37204	Same	Map 98 Parcel 131

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GLORIA J. DOUGLAS, formerly known as GLORIA J. HALL**, does hereby bargain, sell, convey, transfer and confirm unto **BEAZER HOMES CORP.**, its successors and assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the property described as Tract Two according to a survey by Anderson, Delk & Associates, Inc. dated June 5, 1996 and described as follows:

Being a 3.000 more or less acre tract of land lying in the 13th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Gloria J. Hall as evidenced by instrument of record in Deed Book 4928, page 233, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the easterly margin of New Hope Road (50' Right of Way), said point being the most southwesterly corner of the John T. Akins and Andrew E. Akins Property of record in Deed Book 7035, page 228, Register's Office Davidson County, Tennessee;

Thence with the southerly line of said Akins Property, South 84 Degrees 27 Minutes 09 Seconds East, passing an old iron pin at 858.15 feet, a total distance of 871.33 feet to a point;

Thence South 05 Degrees 29 Minutes 21 Seconds West a distance of 150.00 feet to a point;

Thence with the northerly line of the Dessie Bell Foster et vir Property of record in Book 4370, page 356, Register's Office Davidson County, Tennessee, North 84 Degrees 27 Minutes 09 Seconds West a distance of 871.33 feet to a point in the easterly margin of New Hope Road;

Thence with said margin of New Hope Road, North 05 Degrees 29 Minutes 21 Seconds East a distance of 150.00 feet to the point of beginning, containing 130,700 square feet or 3.000 acres, more or less.

This legal description was prepared by Mark E. Lowrance, Registered land Surveyor No. 1660, c/o Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211, under Job No. 94-133, dated June 5, 1996.

Being the same property conveyed to Gloria J. Hall by deed from Ola Mai Rogers, a widow of record in Book 4928, page 233, said Register's Office.

This property is also known as Route 1, New Hope Road, Hermitage, Tennessee.

GRANTOR hereby represents and warrants that the above property is not and never has been the principal residence of the GRANTOR and/or her spouse.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said GRANTEE, its successors and assigns in fee simple forever.

The said GRANTOR does hereby covenant with the said GRANTEE that the title and quiet possession thereto she will warrant and defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

WITNESS my hand this 24 day of June, 1996.

Gloria J. Douglas f/k/a Gloria J. Hall

STATE OF MARYLAND)
COUNTY OF Charles)

Personally appeared before me, Ronica L Davis a Notary Public in and for said County and State, the within named, **GLORIA J. DOUGLAS** f/k/a Gloria J. Hall, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Ft. Washington, Maryland, this 24 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: RONICA L. DAVIS NOTARY PUBLIC STATE OF MARYLAND My Commission Expires December 10, 1997

NOTARY PUBLIC

96 JUN 27 PM 12:40

0197399

N PMG204836 V1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10100 PAGE 841

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00.

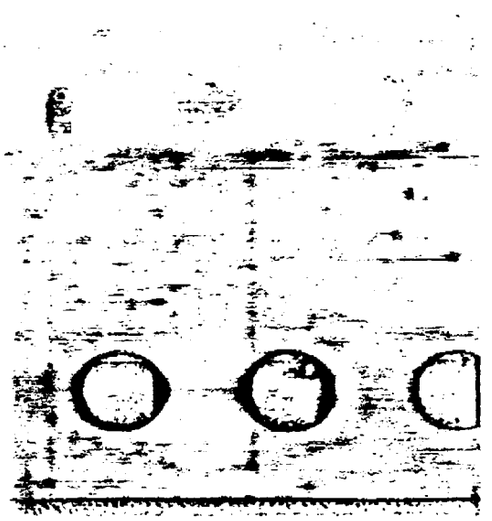
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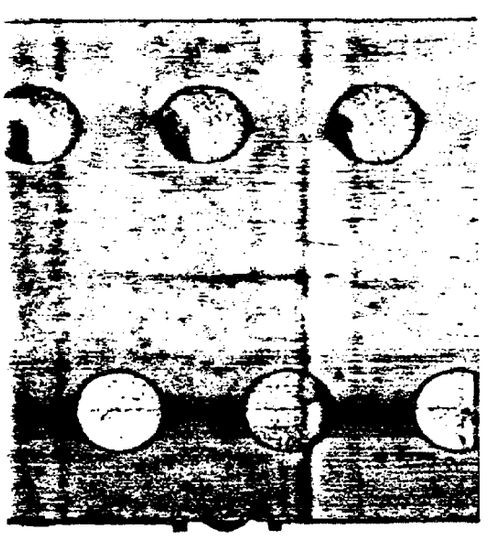
Subscribed and sworn to before me, this 27th day of June, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10100 PG 842

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	37500.00
			CON TX	138.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	151.75
			CHECK	151.75
06/27/96	01		12:50 0001	8531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197399
IDENTIFICATION REFERENCE

96 JUN 27 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1056285