Dav. Co. File Box 14-A
jtc file 12881-1

THIS INSTRUMENT PREPARED BY:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, TN 37204

Return after recording:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37201

ADDRESS NEW OWNER AS FOLLOWS:

Beazer Homes Corp.
2910 Kraft Drive
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

Map 128
Parcel 159

BOOK 11518 PG. 791

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation** and **Phillips Builders, Inc., a Tennessee corporation**, hereinafter collectively called the Grantor, have bargained and sold, and by these presents do transfer and quitclaim unto **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

See the attached Exhibit "A"

This being the same property conveyed to Phillips Builders, Inc. by deed from Bettye Duncan, Clyde Lee Rust, Mamie Vogel, James R. Rust, Charles L. Rust, Jr., Michael Jared Rust, Richard Rust, Jr., Joyce Rust McKelvey, Evelyn Sinor, Lenard Putman, James T. Putman, Andrew G. Putman, Barbara Jean Clark, Robert Martin, Marylin Harris, Judy Martin, Jean P. Miller, James Putman and Terry D. Putman as of record in Book 10629, page 766, Register's Office for Davidson County, Tennessee.

The corporate name of Phillips Builders, Inc. was changed to Beazer Homes Corp., by Articles of Amendment to the Charter, filed with the Secretary of State of Tennessee on January 19, 1996, a copy of which is recorded in Book 9922, Page 902, Register's Office for Davidson County, Tennessee. A corporate resolution reflecting said change is of record in Book 10079, Page 172, said Register's Office. The said Beazer Homes Corp. filed an assumed name of Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

Although this deed is signed by Phillips Builders, Inc., the undersigned does not intend to make any representation that such entity exists in the State of Tennessee under said name. The purpose of this instrument is to make a public record of the correct ownership of the above described property in Beazer Homes Corp. d/b/a Phillips Builders. To the extent that the property has been held in the name of Phillips Builders, Inc. such ownership is hereby declared to properly have been and be in Beazer Homes Corp. d/b/a Phillips Builders.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of June, 1999.

Beazer Homes Corp. d/b/a Phillips Builders

By: _____
H. Edward Phillips, President

Phillips Builders, Inc.

By: _____
H. Edward Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Edward Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of June, 1999.

Kelly Harrison
NOTARY PUBLIC
My Commission Expires: 10-22-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Edward Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Phillips Builders, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of June, 1999.

Kelly Harrison
NOTARY PUBLIC
My Commission Expires: 10-22-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Deborah H Bernie
Affiant

Subscribed and sworn to before me this 4th day of June, 1999.

Kimberly R Dougher
Notary Public
My commission expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QCD.400

0597531

IDENTIF. & REFERENCE

99 JUN -9 AM 9:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

14.00 0101 06/09 7259 KCHECK

Being land in Nashville, Second Civil District, Twenty-third Councilmanic District, Davidson County, Tennessee.

PARCEL 1:

Located generally north of Interstate 40 and East of Dunaway Drive and being Parcel 151 on the P.U.D Boundary and Subdivision Plat of Pine Forest of record in Book 9700, Page 476, Register's Office for Davidson County, Tennessee. Said Parcel being more particularly described as follows:

BEGINNING at an existing concrete monument on the north right-of-way of George Horn Road and also being the southeasterly corner of Section One: Dunaway Wood's Subdivision as recorded in Plat Book 5200, Page 132, R.O.D.C.;

THENCE, with the easterly line of Section One Dunaway Wood the following calls:

N22°04'22"W, 623.66 feet to an existing iron rod;
N22°11'22"W, 191.03 feet to an existing iron rod;
N21°31'53"W, 20.71 feet to a set iron rod;
N21°25'40"W, 250.11 feet to an existing concrete monument;
N21°55'19"W, 520.00 feet to a set iron rod;

THENCE, leaving said east line of Section One Dunaway Woods with a severance line the following calls:

N47°36'09"E, 413.62 feet to a set iron rod;
N8°56'26"W, 455.00 feet to a set iron rod;
N58°22'49"E, 639.86 feet to a set iron rod;
S21°32'52"E, 851.44 feet to a set iron rod;
S47°33'46"E, 542.46 feet to a set iron rod;
On the east property line of the Rust property recorded in Will Book 73, Page 54, R.O.D.C

And also being the west line of the Bob Burdine property as recorded in Book 3643, Page 23, R.O.D.C.

THENCE, with, the above mentioned line:

S47°33'34"W, 482.93 feet to a set iron rod on the northerly right-of-way line of Interstate 40;

THENCE, with said right-of-way the following calls:
With a curve to the right 233.70 feet, said curve having a delta of 03°02'24", having a radius of 4,404.70 feet, a tangent of 116.88, a chord of S43°27'27"E, for 233.67 feet to a existing concrete monument;

THENCE: S46°05'33"E, 150.18 feet to existing concrete monument;

THENCE, along a curve to the right 1,028.35 feet having a delta of 12° 56' 10", a radius of 4,554.70 feet, a tangent of 516.37 feet, a chord of S51°24'46"W, for 1026.16 feet to the point of beginning.

Containing 2,178,130 sq. feet or 50.00 acres, more or less;

PARCEL 2:

Located east of Dunaway Drive and south of Indian Springs Drive; also being adjacent to Lot 7 as shown on Plan of Section One, Dunaway Woods, of record in Plat Book 5200, page 132, and being more particularly described as follows:

Beginning at a point in the southeast corner of Lot 7;

THENCE, along the south line of Lot 7, N 83° 57' 43" W, 41.04 feet to a point;

THENCE, along the east line of said Lot 7, N 02° 36' 09" E, 198.00 feet to an existing monument;

THENCE, S 21° 31' 53" E, 199.56 feet to a point;

THENCE, S 68° 18' 23" W, 44.58 feet to the point of beginning.

Containing 8,504 square feet more or less.

PARCEL 3:

Located east of Dunaway Drive and south of Indian Springs Drive, also being adjacent to Lot 6 as shown on Plan of Section One, Dunaway Woods, of record in Plat Book 5200, page 132, and being more particularly described as follows:

Beginning at an existing iron pin in the northeast corner of said Lot 6;

THENCE, along the north line of Lot 6, N 86° 44' 50" W, 49.10 feet to an existing monument;

THENCE, N 68° 18' 23" E, 44.58 feet to a new iron pin;

THENCE, S 21° 31' 53" E, 20.71 feet to the point of beginning.

Containing 462 square feet more or less.