STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50.00 .

Ruth Lyon (H)
Affiant

Subscribed and sworn to before me, this the 16th day of July, 1999.

Kelly Harrison
Notary Public

My Commission Expires: 10-22-2001

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

MAP 98
Part of PARCELS 18, 116, & 131

ADDRESS NEW OWNER AS:

HAMPTON HALL HOMEOWNERS' ASSN, INC
c/o Beazer Homes Corp. D/B/A
Phillips Builders
2910 Kraft Drive
Nashville, TN 37204

SEND TAX BILLS TO:

"NEW OWNER"

W A R R A N T Y D E E D

IN ACCORDANCE with the Declaration of Covenants, Conditions, and Restrictions, of record in Book 10278, Page 257, and as amended by the First Supplement in Book 10301, Page 184; First Amendment in Book 10444, Page 460; and Second Amendment in Book 10640, Page 947, and as may be further supplemented and/or amended, all of record in the Register's Office for Davidson County, Tennessee, previously executed by the Grantor herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, a Tennessee corporation**, hereinafter called the "**Grantor**", has bargained and sold, and by these presents does transfer and convey unto **HAMPTON HALL HOMEOWNERS' ASSOCIATION, INC., a not-for-profit corporation**, hereinafter called the "**Grantee**", its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

ALL "Open Space" or "Common Area" as defined in Declaration of Covenants, Conditions, and Restrictions of Hampton Hall, of record in Book 10278, Page 257, and as amended by the First Supplement in Book 10301, Page 184; First Amendment in Book 10444, Page 460; and Second Amendment in Book 10640, Page 947, and as may be further supplemented and/or amended, all of record in the Register's Office for Davidson County, Tennessee, as shown on the Plan of Hampton Hall, a Planned Unit Development, Section Two, as of record in Book 9700, Page 662, and Section Three, as of record in Book 9700, Page 898, in said Register's Office, to which said plans reference is made for a complete and accurate legal description thereof.

BEING part of the same property conveyed to Beazer Homes Corp., by Deed from Gloria J. Douglas, formerly known as Gloria J. Hall, of record in Book 10100, Page 839; being part of the same property conveyed to Phillips Builders, Inc., by Quitclaim Deed from Guy B. Atkins, as one of the four heirs of Ola Mai Rogers, deceased, of record in Book 10100, Page 843; by Special Warranty Deed from Dessie B. Foster and Mary Jane Harris, as two of the four heirs of Ola Mai Rogers, deceased, of record in Book 10100, Page 848; and by Special Warranty Deed from Dessie Bell Foster and her husband,

Clifford Foster, of record in Book 10100, Page 853; and, being part of the same property conveyed to Beazer Homes Corp., by Special Warranty Deed (only quitclaimed interest) from William L. Atkins, as one of the four heirs of Ola Mai Rogers, deceased, of record in Book 10102, Page 637, all of record in the Register's Office for Davidson County, Tennessee. The corporate name of Phillips Builders, Inc., has been changed to Beazer Homes Corp. by Articles of Amendment to the Charter as 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. has filed an assumed name as Phillips Builders with the Tennessee Secretary of State on May 24, 1996.

THE CONVEYANCE OF THIS PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. The Common Area above-referred is to be held for the common uses and enjoyment of the owners of all lots on the Plans of Hampton Hall, a Planned Unit Development, Section Two, as of record in Book 9700, Page 662, and Section Three, as of record in Book _____, Page _____, in said Register's Office for Davidson County, Tennessee, and the members of Hampton Hall Homeowners' Association, Inc., and not for the public at large (except as provided on said plans).

2. All of the terms and conditions of the Declaration of Covenants, Conditions and Restrictions applicable to the Plans of Hampton Hall, of record as aforementioned, and as may be further supplemented and/or amended.

3. The terms, conditions, powers, limitations, and purposes as contained in the Articles of Incorporation of Hampton Hall Homeowners' Association, Inc., of record in said Register's Office, and the By-Laws of the said Association of record, and as may be supplemented and amended, Register's Office for said County.

4. Any use and/or development of the Common Areas shall be limited to recreational or other related activities and shall not in any event include the use or development for residential or commercial building.

5. Easements as shown on the referenced plans.

TO HAVE AND TO HOLD the said tracts or parcels of land, together with appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized 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; and does further covenant and bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantee, it successors 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.

IN WITNESS WHEREOF, the Grantor herein has executed this conveyance, by its duly authorized agent, this the 16th day of July, 1999.

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION

BY: H. Eddie Phillips

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H EDDIE PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1999.

My Commission Expires: 10-22-2001

Kelly Nardos
Notary Public

C:\KG\HAMPTON.PUD

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REFERENCE

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