FILE BOX 57

BOOK 11669 PAGE 837

THIS INSTRUMENT PREPARED BY:

Hugh W. Entrekin

TUNE, ENTREKIN & WHITE, P.C.

21st Floor, First American Center

315 Deaderick Street

Nashville, Tennessee 372238

(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,556,500.00.

Hugh W. E
AFFIANT

Subscribed and sworn to before me, this 21st day of September, 1999.

Patty J. Webb
NOTARY PUBLIC

My Commission Expires: 9/22/2001

PATTY J. WEBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Exp. SEPT. 22, 2001

Address New Owners as Follows: **Send Tax Bills To:** **Map, Parcel Number:**

Beazer Homes Corp.
d/b/a Phillips Builders
2910 Kraft Drive
Nashville, TN 37204

SAME

Map 126, Parcel 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Cecil D. Branstetter, (Grantor") does hereby bargain, sell, transfer and convey unto Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation ("Grantee") its successors and assigns, all his right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described on Exhibit A attached hereto.

Being the same property conveyed to Cecil D. Branstetter by deed from Donald Ray Lannom and William Lannom of record in Book 9744, page 350, Register's Office for Davidson County, Tennessee as corrected by Instrument of Correction in Book 9937, page 247, said Register's Office.

Grantor hereby reserves an easement for ingress and egress over the subject property for the purpose of vehicular access to Grantor's adjacent property being Parcel 44 on Map 126 of the Davidson County tax maps. The location of such access shall be determined by Grantee and upon dedication of a public roadway providing such access this easement shall terminate.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Beazer Homes Corp. d/b/a Phillips Builders, its successors and assigns, forever.

AND Cecil D. Branstetter, does hereby covenant with the said Beazer Homes Corp. d/b/a Phillips Builders that h is lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee.

AND Cecil D. Branstetter does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Beazer Homes Corp. d/b/a Phillips Builders its successors and assigns against the lawful claims of all persons whomsoever.

Charlotte C. Branstetter, wife of Cecil D. Branstetter joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 20 day of September, 1999.

Cecil D. Branstetter
CECIL D. BRANSTETTER

Charlotte C. Branstetter
CHARLOTTE C. BRANSTETTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CECIL D. BRANSTETTER and wife CHARLOTTE C. BRANSTETTER, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20 day of September, 1999.

Alice Faye Sullivan
NOTARY PUBLIC

My commission expires: 4-9-2000

99 SEP 21 PM 12:43
0707 09/21 0101 12/60 03CHECK 5778-05
0639
1959

SURVEYOR'S DESCRIPTION

Cecil D. Branstetter Property
Map 126, Parcel No. 66

BOOK 11669 PAGE 839

Tract I

Being a parcel of land in the Twenty-third Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being property conveyed to Cecil D. Branstetter as of record in Deed Book 9937, Page 247, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located in the northerly right-of-way line of Newsom Station Road, said pin also being the southeasterly corner of Boone Farm Subdivision, as of record in Plat Book 6900, Page 470, R.O.D.C., Tennessee;

THENCE, leaving the northerly right-of-way line of said Newsom Station Road along the easterly line of the aforementioned Boone Farm Subdivision, the following calls:

N 17° 53' 35" W, 1239.88 feet to an iron pin;

N 16° 24' 03" W, 1561.24 feet to an iron pin in the southerly right-of-way line of the CSX Transportation Railroad;

THENCE, leaving the easterly line of the aforementioned Boone Farm Subdivision along the southerly line of said CSX Transportation Railroad, S 84° 39' 35" E, 1325.89 feet to an iron pin, said point being the northwesterly corner of property conveyed to Adelaide S. Robb and Johnnie Mai Davis, as of record in Deed Book 8887, Page 979, R.O.D.C., Tennessee;

THENCE, leaving the southerly line of the aforementioned CSX Transportation Railroad along the westerly line of said Adelaide Robb and Johnnie Davis property, S 11° 37' 11" E, 1208.46 feet to an iron pin in the northerly right-of-way line of Newsom Station Road;

THENCE, leaving the westerly line of the aforementioned Adelaide Robb and Johnnie Davs property along the northerly right-of-way line of said Newsom Station Road, the following calls:

along a curve to the left 221.92 feet to an iron pin, said curve having a central angle of 15° 24' 00", a radius of 825.64 feet and a chord of S 37° 07' 03" W, 221.25 feet;

S 38° 14' 16" W, 35.11 feet to an iron pin;

along a curve to the right 220.19 feet to an iron pin, said curve having a central angle of 47° 07' 04", a radius of 267.75 feet and a chord of S 61° 47' 52" W, 214.03 feet;

S 85° 21' 21" W, 163.99 feet to an iron pin;

along a curve to the left, 269.08 feet to an iron pin, said curve having a central angle of 25° 04' 07", a radius of 615.00 feet and a chord of S 72° 49' 18" W, 266.94 feet;

S 60° 17' 14" W, 185.03 feet to the point of beginning.

Containing 2,850,089.51 square feet or 65.43 acres, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
File 24655-02
September 15, 1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 541

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0637959

99 SEP 21 PM 12:43

CAMT
1556500.00
CON TX 5759.05
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 5778.05
CHECK 5778.05

09/21/99 01 12:46 0001 0707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518651