FILE BOX 57

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, First American Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

Davidson County DEEDWARR
Recvd: 09/11/00 15:02 4pgs
Fees:19.00 Taxes:2048.08
20000911-0089925

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $553,536.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2000.

Notary Public

My Commission Expires: 9/29/2001
My Commission Expires SEPT. 29, 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 64-16 portion of Parcel 25

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,

Gilbert S. Merritt and Angie Cantrell Merritt , (collectively "Grantor") do hereby bargain, sell, transfer and convey unto Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

See Attached Exhibit A

Being the same property conveyed to Gilbert S. Merritt by deed from J & P, Inc. of record in Book 5699, page 535 (Tax Parcel 16), and (as to Parcel 26) being a portion of the property conveyed to Gilbert S. Merritt and wife Angie Cantrell Merritt by deed from Leonard L. Clark and wife Jesse P. Clark of record in Book 1302, page 218, Register's Office for Davidson County, Tennessee, said property being solely vested in Gilbert S. Merritt by deed of record in Book 1813, page 215, said Register's Office. The said Gilbert S. Merritt having since died leaving his interest to his son Gilbert S. Merritt, Jr. and to Angie Cantrell Merritt, his wife.

This conveyance is subject to matters shown on Exhibit B attached hereto.

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 Gilbert S. Merritt and Angie Cantrell Merritt, do hereby covenant with the said Beazer Homes Corp. d/b/a Phillips Builders that they are lawfully seized and possessed of said land in fee

simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND Gilbert S. Merritt and Angie Cantrell Merritt do further covenant and bind themselves, their 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.

Robin Saxon Merritt, wife of Gilbert S. Merritt, Jr. 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 25th day of August, 2000.

Gilbert S. Merritt a/k/a Gilbert S. Merritt, Jr.

Robin Saxon Merritt

Angie Cantrell Merritt, a single person
By: Gilbert S. Merritt, Attorney-In-Fact per Power of Attorney recorded as Instrument Number 200001130004766, Register's Office for Davidson County, Tennessee.

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 Gilbert S. Merritt (a/k/a Gilbert S. Merritt, Jr.) and wife Robin Saxon Merritt, 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 25th day of August, 2000.

NOTARY PUBLIC

My commission expires: Aug. 27, 2001

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 Gilbert S. Merritt as Attorney-In-Fact for Angie Cantrell Merritt, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 25th day of August, 2000.

NOTARY PUBLIC

My commission expires: Aug. 27, 2001

EXHIBIT B

1. Current year's taxes - Map 64-16, Parcels 16 and 25, a lien, but not yet due and payable.

2. Utility Easement to Cumberland Utility District of record in Book 4910, page 838, Register's Office for Davidson County, Tennessee.

3. Ingress and Egress rights described in deed of record in Book 5699, page 537, said Register's Office.

4. 20 foot permanent drainage easement of record at Book 8632, Page 146 said Register's Office.

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
Section One
Wyntergrace Farm Subdivision

Being a 16.806 more or less acre tract of land lying in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Gilbert S. Merritt as evidenced by deed of record in Deed Book 1298, page 656, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right-of-way of Saundersville Road (70' right-of-way), said point being the most northwesterly corner of the Billy J. Lee et ux Property of record in Deed Book 6545 page 673, Register's Office Davidson County, Tennessee;
Thence with said right-of-way of Saundersville Road,
North 07 Degrees 17 Minutes 12 Seconds East a distance of 374.04 feet to an iron pin set;
Thence continuing, along a curve to the right having a radius of 686.20 feet, through a central angle of 90 Degrees 15 Minutes 36 Seconds, said curve having a chord direction of North 52 Degrees 25 Minutes 00 Seconds East, and a chord length of 972.63 feet to an iron pin set;
Thence leaving said right-of-way of Saundersville Road, and with a new line, severing said Merritt Property, the following eight calls:
South 34 Degrees 06 Minutes 03 Seconds West a distance of 33.54 feet to a Point;
Thence South 54 Degrees 50 Minutes 15 Seconds West a distance of 261.37 feet to a Point;
Thence South 47 Degrees 00 Minutes 36 Seconds East a distance of 183.54 feet to a Point;
Thence South 30 Degrees 29 Minutes 07 Seconds East a distance of 314.93 feet to a Point;
Thence South 16 Degrees 23 Minutes 35 Seconds West a distance of 229.80 feet to a Point;
Thence South 20 Degrees 27 Minutes 42 Seconds West a distance of 196.38 feet to a Point;
Thence South 20 Degrees 37 Minutes 36 Seconds West a distance of 50.01 feet to a Point;
Thence South 22 Degrees 18 Minutes 48 Seconds West a distance of 324.81 feet to a point in the northerly line of the plan of Lexington, Phase Two, of record in Plat Book 6250, page 341, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said plan of Lexington, Phase Two, and with the northerly line of the plan of Lexington, Phase One, of record in Plat Book 6250, page 340, Register's Office Davidson County, Tennessee,
North 83 Degrees 42 Minutes 18 Seconds West a distance of 255.36 feet to an iron pin set at the most southeasterly corner of the afore-said Billy J. Lee Property;
Thence with the common line of the herein-described tract and said Lee Property,
North 06 Degrees 21 Minutes 07 Seconds East a distance of 292.81 feet to an iron pin set;
Thence continuing North 83 Degrees 33 Minutes 36 Seconds West a distance of 386.34 feet to the Point of Beginning, containing 16.806 acres or 732,091 square feet, more or less.