THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18269**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $287,015.00. Antoinne C. Able Affiant Subscribed and sworn to before me, this 29th day of August, 2001. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: MR/MRS. ANTOINNE C. ABLE 400 W. F. Rust Court Nashville, Tennessee 37221	**Send Tax Bills To:** AMSOUTH BANK 2050 Parkway Office Circle Birmingham, Alabama 35244	**Tax Information:** MAP 128-10-A PAR 65.00 CO GSD 843

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BEAZER HOMES CORPORATION D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANTOINNE C. ABLE AND WIFE, PATRICIA A. HODGES-ABLE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 400 W. F. Rust Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2001.

BEAZER HOMES CORPORATION
D/B/A PHILLIPS BUILDERS

Ruth Lyon, Asst Sec
BY RUTH LYON, ASSISTANT SECRETARY

Davidson County DEEDWARR
Recvd: 09/04/01 11:21 3pgs
Fees:18.00 Taxes:1061.96

20010904-0095200

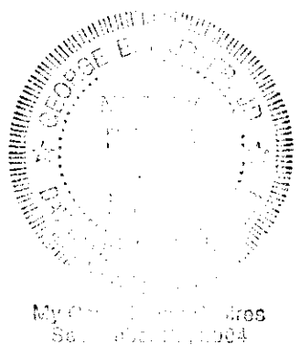
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Secretary of Beazer Homes Corporation d/b/a Phillips Builders, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 2001.

Notary Public

My Commission Expires:



EXHBIIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Revision to Lot 50 Section 2 Pine Forest, as of record in Plat Instrument No. 20001122-0115311, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of 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 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.

The said property was further conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by quitclaim deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, and Phillips Builders, Inc., a Tennessee corporation, of record in Book 11518, page 791, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 11072, page 248, Book 11515, page 987; (3) Dedication of common area of record in Book 11318, page 919; (4) Charter of record in Book 11092, page 155; (5) Easements of record in Book 3316, page 483, Book 787, page 25; (6) Storm water detention agreement of record in Book 11016, page 259; and (7) All matters appearing on the Plan of record in Plat Instrument No. 20001122-0115311, said Register's Office.