PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Beazer Homes Corp. d/b/a Phillips Builders 2910 Kraft Drive Nashville, TN 37204	Map 173 Parcel 194	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Dollars and No Cents ($100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SC VENTURES PARTNERSHIP**, a Tennessee general partnership, successor in interest by merger with S.C. Ventures, L.P. as evidenced by Articles of Merger filed with Tennessee Secretary of State and recorded in Book 2127, page 529, Register's Office of Davidson County, Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **BEAZER HOMES CORP.** d/b/a Phillips Builders (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is unimproved property consisting of approximately 13.890 acres, more or less.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $489,490.39.

Loretta S. Rane
Affiant

Subscribed and sworn to before me this 12th day of September, 2001.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 28, 2003

Davidson County DEEDWARR
Recvd: 09/12/01 15:27 6pgs
Fees:33.00 Taxes:1811.11

20010912-0099610

746476 v1
100849-050 9/11/2001

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of September, 2001.

SC VENTURES PARTNERSHIP, a Tennessee general partnership, successor in interest by merger with S.C. Ventures, L.P.

By: CPI Realty, LP
General Partner

By: Crowe Property Interests, Inc., its General Partner

By: _____
G. Nelson Crowe, President

By: Aston Capital, L.P.
General Partner

By: Smith Investment Corp., its General Partner

By: _____
Thomas S. Smith, President

STATE OF TENNESSEE)
COUNTY OF)

Before me, DAVIS LAMB, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **G. NELSON CROWE**, 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 Crowe Property Interests, Inc., a Tennessee corporation, General Partner of CPI Realty, LP, General Partner of SC Ventures Partnership, a Tennessee general partnership, the within named bargainor, and he as such President of Crowe Property Interests, Inc., General Partner of CPI Realty, LP, General Partner of SC Ventures Partnership , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as President of Crowe Property Interests, Inc., General Partner of CPI Realty, LP, General Partner of SC Ventures Partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of September _____, 2001.

Wm D Lamb III
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
My Commission Expires MAR. 29, 2003

STATE OF TENNESSEE)
COUNTY OF)

Before me, DAVIS LAMB, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **THOMAS S. SMITH**, 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 Smith Investment Corp., a Tennessee corporation, General Partner of Aston Capital, L.P., General Partner of SC Ventures Partnership, a Tennessee general partnership, the within named bargainor, and he as such President of Smith Investment Corp., General Partner of Aston Capital, L.P., General Partner of SC Ventures Partnership , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as President of Smith Investment Corp., General Partner of Aston Capital, L.P., General Partner of SC Ventures Partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of September _____, 2001.

Wm D Lamb III
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
My Commission Expires MAR. 29, 2003

EXHIBIT A

[Legal Description]

Being a 13.890 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to SC Ventures L.P. as evidenced by deed of record in **Deed Book 11263, page 506**, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at a concrete monument found on the southerly right-of-way of Barnes Road (50' right-of-way), said point being the most northwesterly corner of the plan of Stanford Village, Section One, of record in Instrument No. 2000020400-12060, Register's Office Davidson County, Tennessee, and the most northeasterly corner of the Sidney Wair Property of record in Deed Book 5066, page 362, Register's Office Davidson County, Tennessee;

Thence South 07 Degrees 06 Minutes 59 Seconds West a distance of 596.19 Feet to an iron pin;

Thence with the southerly line of said Wair Property,

North 78 Degrees 31 Minutes 50 Seconds West a distance of 898.71 Feet to an iron pin set;

Thence with the easterly and southerly lines of the Myles B. Owens et ux Property of record in Deed Book 4249, page 718, Register's Office Davidson County, Tennessee,

South 09 Degrees 35 Minutes 37 Seconds West a distance of 527.06 Feet to a nail in a tree root;

Thence continuing North 80 Degrees 37 Minutes 41 Seconds West a distance of 77.98 Feet to an iron pin (old);

Thence with the easterly line of the Linda Whittaker Property of record in Deed Book 10507, page 591, Register's Office Davidson County, Tennessee,

South 09 Degrees 24 Minutes 41 Seconds West a distance of 353.34 Feet to an iron pin set, the **POINT OF BEGINNING** of the herein-described tract;

Thence leaving Whittaker's easterly line, and with the southerly line of the property conveyed to Phillips Builders Inc. be deed of record at Instrument No. 20000724-0072956, Register's Office Davidson County, Tennessee,

North 87 Degrees 42 minutes 19 Seconds East a distance of 850.45 Feet to a point in the approximate centerline of Mill Creek, the most northeasterly corner of the herein-described tract;

Thence with the centerline of Mill Creek, and with the westerly line of the E.M. Baker Property of record in Deed Book 873, page 142, Register's Office Davidson County, Tennessee, the following two calls:

South 01 Degrees 47 Minutes 01 Seconds East a distance of 107.25 Feet to a point;

South 17 Degrees 13 Minutes 28 Seconds East a distance of 72.43 Feet to a point;

Thence leaving said centerline of Mill Creek, and with the southeasterly line of the aforesaid SC Ventures Property,

South 36 Degrees 27 Minutes 12 Seconds West a distance of 871.74 Feet to an iron pin set in the northerly line of the Jesse C. King Property of record in Deed Book 3678, page 317, Register's Office Davidson County, Tennessee;

Thence with the northerly line of said King Property, and the northerly line of the Clyde Delvin Property of record in Deed Book 4743, page 442, Register's Office Davidson County, Tennessee,

North 79 Degrees 27 Minutes 55 Seconds West a distance of 411.80 Feet to an iron pin (old);

Thence continuing, North 81 Degrees 36 Minutes 45 Seconds West a distance of 78.02 Feet to an iron pin (old);

Thence with the easterly line of the aforesaid Whittaker Property;

North 09 Degrees 24 Minutes 41 Seconds East a distance of 767.16 Feet to the point of beginning, containing 605,046 square feet or 13.890 acres, more or less, according to survey prepared by Anderson-Delk & Associates, Inc.

EXHIBIT B

[Permitted Exceptions]

1. Davidson County taxes for the year 2001, a lien, but no yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Agreement Regarding Use of Property for Flood Plain Calculations of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.

3. Right of way Easement of record in Book 11263, page 503, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of any creeks, streams or branches.

5. Mechanic's Lien in favor of Cedar City Grading, LLC in the amount of $13,424.97, of record as Instrument No. 200001240007603, Register's Office for Davidson County, Tennessee.

   Bond to Discharge Lien of record as Instrument No. 200005080046406, said Register's Office.

6. Greenbelt filings of record in Book 9297, page 855, and book 9297, page 856, Register's Office for Davidson County, Tennessee.

7. Right of way deeds granted to Davidson County in Book 2739, page 637, and Book 2740, page 181, Register's Office for Davidson County, Tennessee.

8. Gulf Interstate Gas Transmission Line of record in Book 2590, page 545, Register's Office for Davidson County, Tennessee.

9. Easement for sanitary sewer and/or storm drainage of record in Book 9466, page 794, Register's Office for Davidson County, Tennessee.

10. Right of way agreements granted to Columbia Gulf Transmission Company of record in Book 4218, page 425, and Book 4229, page 43, Register's Office for Davidson County, Tennessee.