FILE BOX 57

Davidson County DEEDWARR
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20011005-0108947

THIS INSTRUMENT PREPARED BY:

Hugh W. Entrekin

TUNE, ENTREKIN & WHITE, P.C.

21st Floor, AmSouth Center

315 Deaderick Street

Nashville, Tennessee 37238

(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $495,000.00

AFFIANT

Subscribed and sworn to before me, this 5th day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 7-30-05

Address New Owners as Follows:

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

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 52
Portion of Parcel 10

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,

J.E. STEVENSON, TRUSTEE. ("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, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

See Attached Exhibit A

Being a portion of the property conveyed to J.E. STEVENSON, TRUSTEE by deed from SISTERS OF MERCY OF THE AMERICAS, REGIONAL COMMUNITY OF CINCINNATI of record as Instrument Number 200002230017875 recorded Feb 23, 2000, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to J.E. STEVENSON, TRUSTEE BY deed from Jackie Coleman Stroud and wife Gail Alexander Stroud of record as Instrument Number 200007190071163 recorded July 19, 2000, said Register's Office.

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 J.E. STEVENSON, TRUSTEE does hereby covenant with the said Beazer Homes Corp. d/b/a Phillips Builders that he is lawfully seized and possessed of said land in fee simple, has a good

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

AND J.E. STEVENSON, TRUSTEE. 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.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 3rd day of October, 2001.

J.E. Stevenson Trustee

J.E. STEVENSON, TRUSTEE

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.E. STEVENSON, TRUSTEE, 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 3rd day of Oct, 2001.

Pat Tozer

NOTARY PUBLIC

PAT TOZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires JAN. 29, 2005

PROPERTY DESCRIPTION - PHASE ONE

Land in Davidson County, Tennessee being described according to survey dated 9/26/01 by Steven D. Delle, Tennessee Registered Land Surveyor, No. 1710, as follows:

Beginning at an iron rod situated in the northerly margin of Pennington Bend Road, said point also being the southeast corner of Lot 1, Pennington Bend Estates Section One of record in Plat Book 4955, Page 89, R.O.D.C., Tn.;

Thence, leaving said road, N 04deg39'45" E, a distance of 199.77 feet to an iron rod;

Thence, N 04deg31'53" E , a distance of 2522.33 feet to a point;

Thence, S 73deg41'37" E, a distance of 369.48 feet to a point;

Thence, S 68deg33'40" E, a distance of 250.60 feet to a point;

Thence, S 55deg24'11" E, a distance of 197.93 feet to a point;

Thence, S 39deg28'25" E, a distance of 284.59 feet to a point;

Thence, S 38deg50'53" W, a distance of 144.07 feet to a point;

Thence, S 00deg19'43" W, a distance of 61.68 feet to a point;

Thence, S 68deg40'28" E, a distance of 181.61 feet to a point;

Thence, S 40deg09'14" W, a distance of 638.66 feet to a point;

Thence, N 51deg16'13" W, a distance of 349.86 feet to a point;

Thence, S 33deg31'28" W, a distance of 123.83 feet to a point;

Thence, S 04deg32'32" W, a distance of 87.97 feet to a point;

Thence, S 28deg50'02" E, a distance of 226.60 feet to a point;

Thence, S 56deg50'02" W, a distance of 37.71 feet to a point;

Thence, S 00deg25'51" E, a distance of 58.95 feet to a point;

Thence, S 33deg09'58" E, a distance of 85.00 feet to a point;

Thence, S 01deg47'41" E, a distance of 70.27 feet to a point;

Thence, S 33deg09'58" E, a distance of 145.00 feet to a point;

Thence, S 56deg50'02" W, a distance of 146.32 feet to a point;

Thence, S 48deg26'54" W, a distance of 61.44 feet to a point;

Thence, S 49deg32'30" W, a distance of 47.47 feet to a point;

Thence, S 46deg13'27" W, a distance of 47.47 feet to a point;

Thence, S 42deg54'23" W, a distance of 47.47 feet to a point;

Thence, S 39deg35'20" W, a distance of 47.47 feet to a point;

Thence, S 36deg16'17" W, a distance of 47.47 feet to a point;

Thence, S 32deg57'13" W, a distance of 47.47 feet to a point;

Thence, S 29deg38'10" W, a distance of 47.47 feet to a point;

Thence, S 24deg21'07" W, a distance of 47.45 feet to a point;

Thence, S 68deg37'39" W, a distance of 85.90 feet to a point;

Thence, S 19deg27'27" W, a distance of 90.00 feet to a point;

Thence, N 77deg58'26" W, a distance of 69.58 feet to a point;

Thence, S 19deg27'27" W, a distance of 28.00 feet to a point;

Thence, S 13deg19'38" E, a distance of 174.59 feet to a point;

Thence, S 71deg06'56" E, a distance of 63.82 feet to a point;

Thence, S 04deg39'45" W, a distance of 267.81 feet to an iron rod situated in the northerly margin of Barton Lane;

Thence, along said road, N 71deg41'35" W, a distance of 111.29 feet to an iron rod situated in the northerly margin of Pennington Bend Road;

Thence, along said road, along a curve to the left, having a central angle of 06deg09'40", a radius of 635.10 feet, a tangent of 34.18 feet, a length of 68.29 feet and having a chord which bears N 60deg18'26" W, a distance of 68.26 feet to the point of beginning and containing 32.755 acres of land.

Being a portion of the same property conveyed to J.E. Stevenson, Trustee of record in Instrument No. 200007190071163 in the Register's Office for Davidson County, Tennessee.

and Instrument No 20000223001 7875

EXHIBIT B

1. Provisions contained in deed of conveyance of record in Book 8377, page 820, Register's Office for Davidson County, Tennessee which contains reservations for certain sewer taps.

2. Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement to the United States of America of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

4. Easement for 20-foot right of way for ingress and egress conveyed to Olin M. Weakley, et al of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions of record in Instrument No. 200010402-0031520, Register's Office for Davidson County, Tennessee which restrictions restrict the property described therein to use only as open green space.

6. Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed.

7. Any and all matters shown on boundary survey of the subject property by Steven D. Delle, Dale & Associates, 516 Heather Place, Nashville, TN 37204, (615) 297-5166, dated September 19, 2001 , rev 9-26-01.