Davidson County DEEDWARR
Recvd: 02/08/02 08:48 4pgs
Fees:23.00 Taxes:1953.60
20020208-0017194

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of January, 2002.

Notary Public

My Commission Expires: 11/2/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. THOMAS SIDWELL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Beazer Homes Corp. dba Phillips Builders
2910 Kraft Drive
Nashville, TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Part of Map 149-0-371.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danco Property Investments, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Beazer Homes Corp. dba Phillips Builders** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being part of the same property conveyed to Danco Property Investments, LLC by warranty deed from Double M. Partners, LLC by instrument of record in Book 11680, page 863, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 561-562, Register's Office for Davidson County, Tennessee.

Subject to an Easement for telephone line granted American Telephone and Telegraph Company of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee.

Subject to an Easement for flow of Creeks and/or springs.

The Plan of record in Plan Book 3, page 26, Chancery Court at Nashville, Tennessee, which shows a proposed road along the north boundary of Lot 6 and 7 and any easement thereon.

Subject to the right of way along Rural Hill Road and also along unnamed gravel road leading to Morgan Cemetery.

Subject to an Right of way easement of record in Book 1147, page 148, said Register's Office.

Subject to an Easement for sanitary sewer and/or storm drainage of record in Book 7453, page 445, said Register's Office.

Subject to an easement for sewer (20 ft. wide) along the westerly boundary line of record in Book 8795, page 158, said Register's Office.

Subject to an easement for Storm Water Detention Agreement of record in Book 7632, page 962, said Register's Office.

All matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998 and revised September 24, 1999, prepared by Anderson-Delk & Associates, Inc.

County and/or City taxes for the year 2002, and subsequent years, a lien not due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 15.299 acres, Rural Hill Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of January, 2002.

DANCO PROPERTY INVESTMENTS, LLC

By: **Austin Daniel**
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Member of the limited liability company and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said Austin Daniel, as such Managing Member.

Witness my hand and official seal this 28th day of January, 2002.

Notary Public

11/2/05
My Commission Expires

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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

Property Description

portion of
Danco Property Investments LLC Property

Being a 15.299 more or less acre tract of land lying in the 28th Councilmanic District of Davidson County, and being a portion of the property conveyed to Danco Property Investments LLC, as evidenced by deed of record in Deed Book 11680 page 863, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Edencrest Drive, said point being the most northwesterly corner of Lot 107 on the plan of Cambridge Forest, Section Two, of record in Plat Book 9700, page 672, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Lot 107,
South 17 Degrees 05 Minutes 12 Seconds West a distance of 110.00 feet to an iron pin;
Thence with the common line of the herein-described tract and the plan of Cambridge Forest, Section Three, of record in Plat Book 11700, page 44, Register's Office Davidson County, Tennessee, the following three calls:
South 72 Degrees 55 Minutes 30 Seconds West a distance of 66.68 feet to an iron pin;
Thence South 11 Degrees 52 Minutes 39 Seconds East a distance of 253.71 feet to an iron pin;
Thence South 45 Degrees 25 Minutes 36 Seconds East a distance of 159.75 feet to an iron pin found in the northerly line of Lot 151 on the plan of Cambridge Forest, Phase Three, of record at Instrument No. 20001028-0068483, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said plan of Cambridge Forest, Phase Three, the following eleven calls:
North 61 Degrees 41 Minutes 19 Seconds West a distance of 351.31 feet to an iron pin;
Thence North 60 Degrees 54 Minutes 31 Seconds West a distance of 62.51 feet to an iron pin;
Thence North 53 Degrees 32 Minutes 17 Seconds West a distance of 53.94 feet to an iron pin;
Thence North 44 Degrees 47 Minutes 13 Seconds West a distance of 57.47 feet to an iron pin;
Thence North 40 Degrees 06 Minutes 41 Seconds West a distance of 412.39 feet to an iron pin;
Thence North 51 Degrees 41 Minutes 19 Seconds West a distance of 140.47 feet to an iron pin;
Thence North 03 Degrees 59 Minutes 45 Seconds East a distance of 76.06 feet to an iron pin;
Thence along a curve to the left having a radius of 225.00 feet through a central angle of 17 Degrees 34 Minutes 54 Seconds, said curve having a chord direction of South 85 Degrees 48 Minutes 56 Seconds West and a chord length of 68.78 feet to a point;
Thence North 12 Degrees 58 Minutes 34 Seconds West a distance of 50.00 feet to a point;
Thence along a curve to the left having a radius of 275.00 feet through a central angle of 06 Degrees 49 Minutes 39 Seconds, said curve having a chord direction of South 73 Degrees 36 Minutes 37 Seconds West and a chord length of 32.75 feet to an iron pin;
Thence North 24 Degrees 55 Minutes 11 Seconds West a distance of 256.13 feet to a Point;
Thence with a new line, severing said Danco Investments Property, the following four calls:
North 50 Degrees 36 Minutes 18 Seconds East a distance of 256.22 feet to an iron pin set;
Thence South 70 Degrees 16 Minutes 18 Seconds East a distance of 28.74 feet to an iron pin set;
Thence North 52 Degrees 57 Minutes 14 Seconds East a distance of 243.23 feet to an iron pin set;
Thence North 07 Degrees 03 Minutes 36 Seconds East a distance of 139.48 feet to an iron pin set in the southerly margin of a 50 foot roadway as established in Plat Book 3, page 26, Chancery Court, Nashville, Tennessee;
Thence with the margin of said roadway,
South 82 Degrees 56 Minutes 24 Seconds East a distance of 85.76 feet to an iron pin set;
Thence South 83 Degrees 28 Minutes 04 Seconds East a distance of 250.09 feet to an iron pin set;
Thence with a new line, severing said Danco Investments Property, the following five calls:
South 06 Degrees 31 Minutes 56 Seconds West a distance of 170.00 feet to a Point;
Thence North 83 Degrees 28 Minutes 04 Seconds West a distance of 17.45 feet to an iron pin set;
Thence South 06 Degrees 31 Minutes 56 Seconds West a distance of 110.00 feet to an iron pin set;
Thence South 00 Degrees 13 Minutes 43 Seconds East a distance of 432.31 feet to a point;
Thence South 77 Degrees 32 Minutes 33 Seconds East a distance of 300.00 feet to a point in the westerly line of Lot 105 on the plan of Cambridge Forest, Section Four, of record in Instrument No. 20000918-0092192, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said plans of Cambridge Forest, Sections Two and Four,
South 17 Degrees 05 Minutes 12 Seconds West a distance of 162.67 feet to the Point of Beginning, containing 15.299 acres or 666,413 square feet more or less.