FILE BOX 57

Davidson County DEEDWARR
Recvd: 05/10/02 15:17 3pgs
Fees:18.00 Taxes:185.00

20020510-0058109

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 $50,000.00

AFFIANT

Subscribed and sworn to before me, this 26 day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 7-30-05

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 173
P/O Parcel 130

GENERAL 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,

DAVID E. STEPHENS and wife SHERRY J. STEPHENS (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 EXHIBIT A attached hereto.

Being a portion of the same property conveyed to DAVID E. STEPHENS and wife SHERRY J. STEPHENS by deed from Ruth P. Stephens of record in Book 5169, Page 482 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

AND DAVID E. STEPHENS and wife SHERRY J. STEPHENS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current year's taxes which are being prorated and will be paid by Grantor.

AND DAVID E. STEPHENS and wife SHERRY J. STEPHENS do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 26th day of April, 2002.

David E. Stephens
DAVID E. STEPHENS

Sherry J. Stephens
SHERRY J. STEPHENS

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 DAVID E. STEPHENS and wife SHERRY J. STEPHENS, 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 26 day of April, 2002.

Yvonne Norman
NOTARY PUBLIC

My commission expires: 7-30-05

EXHIBIT A
Property Description
David E. Stephens, Sr.

Being a portion of a parcel of land shown as Parcel 130 on Davidson County Tax Map 173, Nashville, Davidson County, Tennessee, generally located south of Mill Creek and east of Old Hickory Boulevard, and more particularly described as follows:

BEGINNING at a point in the centerline of Indian Creek approximately 85 feet south of its confluence with Mill Creek;

THENCE along the northerly property line of the subject tract S 82°38'26" E 944.05 feet to a point;

THENCE along a severance line the following calls:
S 87°01'25" W 59.83 feet to a point;
S 83°58'09" W 120.00 feet to a point;
S 81°43'50" W 134.99 feet to a point, said point being the northeast corner of property conveyed to Tony W. Weatherford, et ux, of record in Book 8030, Page 221, R.O.D.C.;

THENCE along the northerly line of said Weatherford property the following calls:
N 87°04'00" W 382.17 feet to a point;
N 73°35'48" W 93.00 feet to a point;
N 61°46'58" W 147.04 feet to a point;
N 29°37'37" W 46.84 feet to the point of beginning;

CONTAINING 62,898 square feet or 1.44 acres more or less.