FILE BOX 57

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
AmSouth Center, Suite 2100
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 $100,000.00.

D. Alan Patton
AFFIANT

Subscribed and sworn to before me this 10th day of May, 2002.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

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 173
Part of **Parcel 84**

Davidson County DEEDWARR
Recvd: 05/10/02 15:23 3pgs
Fees:18.00 Taxes:370.00

20020510-0058112

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 consideration, the receipt of which is hereby acknowledged,

William R. Huffman (aka Billy Ray Huffman), Randolph Alan Huffman (aka Randy Huffman), and Rhonda Huffman Lehmer (formerly Rhonda Huffman), collectively ("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, all their right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

See attached Exhibit A attached hereto.

Being a portion of the same property conveyed to E. M. Baker by deed from C. O. Baker of record in Book 596, page 576, Register's Office for Davidson County, Tennessee, the said E. M. Baker having since died leaving a life estate to Martha T. Baker who has also since died with the remainder to Billy Ray Huffman, Randy Huffman, and Wanda Huffman under the will of E. M. Baker or record in Minute Book 184, page 519, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to current years taxes which are being prorated between the parties.

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 Grantor does covenant with the said **Beazer Homes Corp., d/b/a Phillips Builders**, 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 as set forth herein.

AND **Grantor** does further covenant and themselves, their 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.

Janet B. Huffman, Patricia Huffman, and Kirk Lehmer spouses of William R. Huffman, Randolph Alan Huffman, and Rhonda Huffman Lehmer respectively join in this conveyance to quitclaim any interest they may have in the subject property. Rhonda Huffman KL

Kirk Lehmer as attorney in fact for each of William R. Huffman, Janet B. Huffman, Randolph Alan Huffman, Patricia Huffman, and ~~Wanda R. Honda~~ Lehmer as evidenced by Power of Attorney recorded May 8, 2002 as Instrument Number 20020508-0056926, Register's Office for Davidson County Tennessee, is executing this deed on behalf of all the aforesaid persons pursuant to such Power of Attorney.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 10th day of May, 2002.

William R. Huffman by Kirk Lehmer
William R. Huffman, by Kirk Lehmer, Attorney in fact

Janet B. Huffman by Kirk Lehmer
Janet B. Huffman, by Kirk Lehmer, Attorney in fact

Randolph Alan Huffman by Kirk Lehmer
Randolph Alan Huffman, by Kirk Lehmer, Attorney in fact

Patricia Huffman by Kirk Lehmer
Patricia Huffman, Kirk Lehmer, Attorney in fact

Kirk Lehmer
Kirk Lehmer,

Rhonda Huffman Lehmer by Kirk Lehmer
Rhonda Huffman Lehmer
By Kirk Lehmer, Attorney in fact

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 **Kirk Lehmer**, individually and as attorney in fact for **William R. Huffman, Janet B. Huffman, Randolph Alan Huffman, Patricia Huffman, and Wanda R. Honda Lehmer,** collectively the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of himself and on behalf of each of **Janet B. Huffman, Randolph Alan Huffman, Patricia Huffman, Kirk Lehmer and Rhonda Huffman Lehmer.**

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of May, 2002.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/30/05

My Commission Expires JULY 30, 2005

EXHIBIT A

Legal Description

(Huffman Tract)

A certain tract or parcel of land, lying and being in 31st Councilmanic District and the First Civil District of Nashville, Davidson County, Tennessee, located east of Old Hickory Boulevard and south of Mill Creek in Antioch and being more particularly described as follows:

COMMENCING on an iron pin found in the eastern right-of-way margin of Old Hickory Boulevard west of its intersection with Bending Creek Drive (Plat Book 11700 Page 27, R.O.D.C.) and running thence South 81°43'16" East 146.98 feet to an iron pin in the line of Martha E. Huffman (Deed Book 6280 Page 799); thence with said line North 04°15'19" East 50.82 feet to an iron pin, the POINT OF BEGINNING; thence North 08°50'58" East 102.77 feet to a point; thence North 85°33'23" West 154.14 feet to a point on the eastern right-of-way margin for Old Hickory Boulevard; thence with said right-of-way margin North 04°59'18" East 72.80 feet to a point; thence North 06°05'39" East 209.93 feet to a point; thence North 07°08'55" East 141.57 feet to a point; thence North 07°44'45" East 44.55 feet to a point in the centerline of Mill Creek; thence South 76°15'30" East 272.26 feet to a point; thence North 79°48'42" East 163.36 feet to a point; thence North 69°26'39" East 106.79 feet to a point at the junction of Mill Creek and Indian Creek; thence up Indian Creek South 14°29'07" East 95.00 feet to a point; thence South 32° 50'51" East 46.70 feet to a point; thence South 18°31'50" East 45.37 feet to a point; thence South 26°25'51" East 94.26 feet to a point; thence South 10°53'17" East 40.02 feet to a point; thence South 12°20'28" West 22.35 feet to a point; thence South 12°20'28" West 93.99 feet to a point; thence South 07°10'31" East 226.74 feet to a point in the northern line of John Mark Stephens (Deed Book 11494 Page 786); thence with the line of Stephens and leaving Indian Creek South 69°12'44" West 34.32 feet to a point, a common corner with Huffman, thence with the northern line of Huffman North 82°38'42" West 528.36 feet to an iron pin, the POINT OF BEGINNING and containing 353,274 square feet or 8.11 acres, more or less.