[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Universal Builders, LLC	New Owner	Map 86
14425 Lebanon Rd, Suite 6		Parcel 93 & 270
Old Hickory, TN 37138		26B 11057

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Beazer Homes Corp.** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Universal Builders, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from First American National Bank of Nashville, of record in Book 5584, page 274, said Register's Office. Subsequently Randall Phillips Builders, Inc. became Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, said Register's Office. Phillips Builders, Inc. is now known as Beazer Homes Corp. by Charter Amendment of record in Book 9922, page 901, said Register's Office. (Beazer Homes operates as Beazer Homes d/b/a Phillips Builders.)

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.

Davidson County DEEDWARR
Recvd: 08/13/02 10:16 4pgs
Fees:23.00 Taxes:333.00
20020813-0097714

This is unimproved property commonly known as Map 86, Parcels 93 and 270, Tulip Grove Road, Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 8th day of August, 2002.

Notary Public

KELLI L. WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: March 25, 2006

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of August, 2002.

Beazer Homes Corp.
by:
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared TARA SHIPLEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HERSELF to be the VICE PRESIDENT of Beazer Homes Corp. and that SHE as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by TARA SHIPLEY as VICE PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of **August,** 2002.

Kelly Harrison
Notary Public

My Commission Expires: 5-30-04

KELLY HARRISON NOTARY PUBLIC DAVIDSON CO

EXHIBIT A

Land Description
Tax Map 86 Parcel 93 & 270

Land in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by MEC, inc. dated 6/06/02 as follows:

Beginning at an iron rod found at the southwest corner of the herein described tract, said corner being in the easterly line of the Gordon F. McCammon Property as recorded in Bk. 9603, Pg. 685 R.O.D.C., Tn.;

Thence, along the lines of said McCammon property, North 03°31'57" West a distance of 289.85 feet;
Thence, North 66°09'46" West a distance of 101.11 feet;
Thence, along the lines of the Northlake Shopping Center, LLC property as recorded in instrument 200008107958⁴ R.O.D.C., Tn., North 54°16'11" West a distance of 109.16 feet;
Thence, South 87°16'08" West a distance of 44.68 feet;
Thence, North 21°45'30" East a distance of 22.82 feet to an old concrete monument;

Thence, along the rear lines of Phase 5-B, Jackson's Retreat as recorded in Bk. 6250, Pg. 905, R.O.D.C., Tn., South 68°14'51" East a distance of 241.63 feet to an old concrete monument;
Thence, North 86°40'31" East a distance of 148.11 feet;
Thence, South 80°36'52" East a distance of 248.10 feet;
Thence, North 82°20'37" East a distance of 79.46 feet;
Thence, North 56°54'31" East a distance of 132.83 feet;
Thence, North 25°47'06" East a distance of 112.04 feet;
Thence, North 23°33'29" West a distance of 100.00 feet to an old iron rod;

Thence, along a curve to the left an arc distance of 39.27 said curve having a radius of 25.00 feet, a chord direction of North 68°33'29" West and a chord length of 35.36 feet;

Thence, along the southerly margin of Market Square, North 66°26'31" East a distance of 90.00 feet to an old concrete monument;

Thence, along a curve to the left an arc distance of 39.27 said curve having a radius of 25.00 feet, a chord direction of South 21°26'31" West and a chord length of 35.36 feet to an old iron rod;

Thence, South 23°33'29" East a distance of 100.00 feet;
Thence, North 66°26'31" East a distance of 168.69 feet;
Thence, North 78°28'51" East a distance of 68.15 feet;
Thence, North 50°56'09" East a distance of 200.53 feet;
Thence, North 70°01'19" East a distance of 255.69 feet;

Thence, along the westerly lines of the Robert J. Baltz TR. property as recorded in Bk. 4168, Pg. 273 R.O.D.C., Tn., South 06°34'24" West a distance of 403.41 feet to an old iron rod;
Thence, South 09°24'28" West a distance of 45.42 feet to an old iron rod;

Thence, along the westerly line of Margaret Robertson Garden Apartments as recorded in Bk. 5200 Pg. 447 , R.O.D.C., Tn., South 17°47'34" West a distance of 144.86 feet to an old iron rod;

Thence, along the lines of the White Oak Associates Property as recorded in Bk. 4866, Pg. 870, R.O.D.C., Tn., North 55°29'18" West a distance of 110.04 feet to an old iron rod;
Thence, South 42°23'11" West a distance of 125.11 feet;
Thence, North 53°06'05" West a distance of 101.67 feet to an old iron rod;
Thence, South 52°12'06" West a distance of 334.43 feet;
Thence, South 87°29'06" West a distance of 656.98 feet to the Point of Beginning and containing 11.23 acres or 489,021 square feet.