Davidson County DEEDWARR
Recvd: 01/02/04 11:41 3pgs
Fees:18.00 Taxes:1282.05
20040102-0000448

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 700 Craighead Street, Suite 107 Nashville, Tennessee 37204 (615) 386-8312	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $346,500.00 AFFIANT Subscribed and sworn to before me, this 24th day of December, 2003. NOTARY PUBLIC My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Westview Homes, LLC. 4320 Kenilwood Drive Suite 103 Nashville, Tennessee 37204	SAME	126-16-A- 27,28,29, 30, 31, 32, 33, 196 and 201

SPECIAL 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,

BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION ("Grantor") does hereby bargain, sell, transfer and convey unto WESTVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY. ("Grantee") its successors and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 27, 28, 29, 30, 31, 32 and 33, on the Plan of Riverwalk, Phase 1-A, Section 1 & Phase 1-B, Section 1, shown of record as Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot Nos. 16 & 21, on the Plan of Riverwalk, Phase 1-A, Section 2 & Phase 1-B, Section 2, as shown of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by deeds of record in Instrument Nos. 20020215-0020391, 20020523-0063035, 20021118-0142779, and 20021220-0157581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

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

AND BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS does hereby covenant with WESTVIEW HOMES, LLC., that it 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 BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to WESTVIEW HOMES, LLC., its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 24th day of December, 2003.

Beazer Homes Corp. d/b/a Phillips Builders
By: H Eddie Phillips

Lot Nos. 16,21,27,28,29,30,31,32 and 33
Riverwalk Subdivision

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 H. EDDIE PHILLIPS, with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be the AGENT of Beazer Homes Corp. d/b/a Phillips Builders, the bargainor, a Tennessee Corporation, and that H. EDDIE PHILLIPS as such AGENT, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Beazer Homes Corp. d/b/a Phillips Builders by H. EDDIE PHILLIPS as such AGENT.

WITNESS my hand and official seal at NASHVILLE Tennessee, on this 24th day of ~~August~~ DECEMBER, 2003.

Kelly Harrison
NOTARY PUBLIC

KELLY HARRISON NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires: 5-30-04

EXHIBIT A
Permitted Encumbrances

1. Subject to all matters on plan of record in Instrument No. 20011026-0117231 and Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.

2. Plan of Newsom Land of record in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, Register's Office for Davidson County, Tennessee.

4. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194 and Book 4226, page 715 Register's Office for Davidson County, Tennessee.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315, 318 and 324, Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument no. 20010706-00725536, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument No. 2001091-0101279 and 20021119-0143687, Register's Office for Davidson County, Tennessee.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

11. Charter Right-of-way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. County Taxes for subsequent years.