PICK-UP

Davidson County DEEDWARR
Recvd: 05/06/04 14:15 4pgs
Fees:23.00 Taxes:1401.92
20040506-0051980

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 $378,896.00.

AFFIANT

Subscribed and sworn to before me this 6 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 10-02-06

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE YVONNE NORMAN

Address New Owners as Follows:

Beazer Homes Corp.
2910 Kraft Drive
Nashville, TN 37204

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 173
Part of Parcel 142

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,

Covenant Community, a Tennessee General Partnership, whose authorized general partner is Jimmy C. Davis ("Grantor") does hereby bargain, sell, transfer and convey unto **Beazer Homes Corp.,** a Tennessee corporation ("Grantee") its successors and assigns, all its 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 **Covenant Community, a partnership** by deed from Ruth P. Stephens by deed of record in Book 5522, page 614, Register's Office for Davidson County, Tennessee.

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

matters shown on Plan for Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument Number 20030213-0020016 and corrected at Instrument Number 20030331-0042208, 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 **Beazer Homes Corp.**, its successors and assigns, forever.

AND **Covenant Community, a partnership**., does covenant with the said **Beazer Homes Corp.**, 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 set forth herein.

AND **Covenant Community, a partnership** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Beazer Homes Corp.**, its successors and assigns against the lawful claims of all persons whomsoever.

In the event Grantee does not purchase the remaining portion of Grantor's property, Grantee agrees to provide road and utility access to any remaining portions of the Property as part of its development of the portions purchased.

IN WITNESS WHEREOF, this Warranty Deed has been executed this _____ day of _____, 2004.

Grantor: COVENANT COMMUNITY, A PARTNERSHIP

BY: _____
Jimmy C. Davis, Authorized General Partner

Grantee: Beazer Homes Corp.

By: _____ VP/CFO
Tara Shipley, Division Senior V.P. and CFO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jimmy C. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized partner, authorized to execute this instrument on behalf of **Covenant Community, a Tennessee General Partnership**, the within named bargain, and that he as such partner, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 6 day of May, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 7-30-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. YVONNE NORMAN

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 Division Senior V.P. and CFO of Beazer Homes Corp., the within named bargainor, and that she as such Division Senior V.P. and CFO, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Division Senior V.P. and CFO.

WITNESS my hand and official seal at office on this the 14th day of May, 2004.

Martha S. Hudson
NOTARY PUBLIC

MARTHA S. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept. 24, 2005

EXHIBIT A

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF THE PROPERTY OWNED BY COVENANT COMMUNITY OF RECORD IN DEED BOOK 6372, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD (60 FOOT STREET RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF OPEN SPACE DEDICATED ON THE PLAT OF HIDDEN CREEK PHASE 1 SECTION 1, PHASE 2 AND 3 SECTION 1 OF RECORD AS INSTRUMENT NUMBER 200302130020016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT LYING IN THE CENTER LINE OF MILL CREEK, MORE OR LESS, SAID POINT LYING IN THE SOUTH LINE OF MELINDA J. GATHERS AND DAVID L. JONES PROPERTY OF RECORD IN DEED BOOK 11015, PAGE 11813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE FOLLOWING MILL CREEK, MORE OR LESS, WITH THE NORTH LINE OF SAID HIDDEN CREEK PLAT AND THE SOUTH LINE OF SAID GATHERS AND JONES PROPERTY THE FOLLOWING BEARINGS AND DISTANCES,
THENCE SOUTH 76 DEGREES 15 MINUTES 30 SECONDS EAST 262.20 FEET TO A POINT,
THENCE NORTH 79 DEGREES 48 MINUTES 42 SECONDS EAST 163.36 FEET TO A POINT,
THENCE NORTH 69 DEGREES 26 MINUTES 39 SECONDS EAST 106.79 FEET TO A POINT,
THENCE NORTH 23 DEGREES 47 MINUTES 47 SECONDS EAST 120.45 FEET TO A POINT,
THENCE NORTH 50 DEGREES 39 MINUTES 18 SECONDS EAST 827.54 FEET TO THE **POINT OF BEGINNING,** SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS "COVENANT TRACT" IN INSTRUMENT NUMBERS 200205100058108 THRU 200205100058112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID INSTRUMENTS GRANTEE BEING BEAZER HOMES CORPORATION/PHILLIPS BUILDERS;

THENCE CONTINUING WITH THE APPROXIMATE CENTER LINE OF MILL CREEK AND SAID GATHERS AND JONES SOUTH LINE, THE FOLLOWING,
THENCE NORTH 50 DEGREES 39 MINUTES 18 SECONDS EAST 128.88 FEET TO A POINT,
THENCE NORTH 66 DEGREES 04 MINUTES 54 SECONDS EAST 551.77 FEET TO A POINT,
THENCE NORTH 72 DEGREES 56 MINUTES 14 SECONDS EAST 171.81 FEET TO A POINT;

THENCE LEAVING THE APPROXIMATE CENTER LINE OF MILL CREEK AND SAID GATHERS AND JONES SOUTH LINE, AND ON A SEVERANCE LINE ACROSS SAID COVENANT COMMUNITY PROPERTY, SAID SEVERANCE LINE FOLLOWS EAST LINES OF SAID HIDDEN CREEK PLAT, THE FOLLOWING,
THENCE SOUTH 37 DEGREES 56 MINUTES 03 SECONDS EAST 348.94 FEET TO A POINT,
THENCE SOUTH 52 DEGREES 03 MINUTES 57 SECONDS WEST 11.99 FEET TO A POINT,
THENCE SOUTH 37 DEGREES 56 MINUTES 03 SECONDS EAST 126.94 FEET TO A POINT,
THENCE NORTH 52 DEGREES 58 MINUTES 59 SECONDS EAST 108.56 FEET TO A POINT,

THENCE NORTH 67 DEGREES 23 MINUTES 26 SECONDS EAST 133.71 FEET TO A POINT,
THENCE NORTH 83 DEGREES 35 MINUTES 12 SECONDS EAST 54.94 FEET TO A POINT,
THENCE SOUTH 17 DEGREES 00 MINUTES 20 SECONDS EAST 110.00 FEET TO A POINT,
THENCE NORTH 72 DEGREES 59 MINUTES 40 SECONDS EAST 26.86 FEET TO A POINT,
THENCE SOUTH 17 DEGREES 00 MINUTES 20 SECONDS EAST 152.81 FEET TO A POINT,
THENCE SOUTH 64 DEGREES 16 MINUTES 13 SECONDS WEST 55.64 FEET TO A POINT,
THENCE SOUTH 37 DEGREES 10 MINUTES 55 SECONDS WEST 126.14 FEET TO A POINT,
THENCE SOUTH 56 DEGREES 50 MINUTES 52 SECONDS EAST 49.62 FEET TO A POINT,
THENCE SOUTH 01 DEGREES 51 MINUTES 24 SECONDS WEST 184.90 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 43 MINUTES 57 SECONDS, A CHORD OF SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST 37.22 FEET, ALONG THE TOTAL CURVE LENGTH OF 37.23 FEET TO A POINT,
THENCE SOUTH 02 DEGREES 53 MINUTES 00 SECONDS EAST 80.00 FEET TO A POINT,
THENCE SOUTH 16 DEGREES 08 MINUTES 48 SECONDS WEST 42.76 FEET TO A POINT,
THENCE NORTH 82 DEGREES 27 MINUTES 34 SECONDS WEST 36.95 FEET TO A POINT,
THENCE SOUTH 74 DEGREES 21 MINUTES 30 SECONDS WEST 50.43 FEET TO A POINT,
THENCE SOUTH 66 DEGREES 00 MINUTES 25 SECONDS WEST 48.60 FEET TO A POINT,
THENCE SOUTH 57 DEGREES 48 MINUTES 34 SECONDS WEST 48.60 FEET TO A POINT, SAID POINT BEING THE EASTERNMOST CORNER OF SAID "COVENANT TRACT";

THENCE WITH THE NORTHEAST LINES OF SAID "COVENANT TRACT" THE FOLLOWING,
THENCE NORTH 36 DEGREES 17 MINUTES 21 SECONDS WEST 160.00 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 15 MINUTES 29 SECONDS, A CHORD OF SOUTH 51 DEGREES 34 MINUTES 35 SECONDS WEST 37.15 FEET, ALONG THE TOTAL CURVE LENGTH OF 37.16 FEET TO A POINT,
THENCE NORTH 40 DEGREES 32 MINUTES 47 SECONDS WEST 122.96 FEET TO A POINT,
THENCE SOUTH 60 DEGREES 35 MINUTES 01 SECONDS WEST 39.24 FEET TO A POINT,
THENCE NORTH 85 DEGREES 39 MINUTES 43 SECONDS WEST 106.40 FEET TO A POINT,
THENCE NORTH 84 DEGREES 42 MINUTES 43 SECONDS WEST 254.53 FEET TO A POINT,
THENCE SOUTH 83 DEGREES 01 MINUTES 01 SECONDS WEST 63.64 FEET TO A POINT,
THENCE SOUTH 77 DEGREES 29 MINUTES 24 SECONDS WEST 63.64 FEET TO A POINT,
THENCE SOUTH 15 DEGREES 16 MINUTES 25 SECONDS EAST 130.00 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 40 MINUTES 13 SECONDS, A CHORD OF SOUTH 73 DEGREES 53 MINUTES 28 SECONDS WEST 15.45 FEET, ALONG THE TOTAL CURVE LENGTH OF 15.45 FEET TO A POINT,
THENCE SOUTH 73 DEGREES 03 MINUTES 24 SECONDS WEST 92.32 FEET TO A POINT,
THENCE NORTH 16 DEGREES 56 MINUTES 33 SECONDS WEST 86.92 FEET TO A POINT,
THENCE NORTH 28 DEGREES 28 MINUTES 27 SECONDS WEST 30.55 FEET TO A POINT,
THENCE NORTH 23 DEGREES 14 MINUTES 40 SECONDS WEST 128.13 FEET TO A POINT,
THENCE NORTH 57 DEGREES 48 MINUTES 28 SECONDS EAST 17.78 FEET TO A POINT,
THENCE NORTH 32 DEGREES 11 MINUTES 32 SECONDS WEST 459.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 844,700 SQUARE FEET, OR 19.39 ACRES, MORE OR LESS.