PICK-UP

This instrument prepared by:
Alvin L. Harris, Esq.
HUBBARD, BERRY, DOUGHTY, HARRIS & BARRICK, PLLC
SunTrust Bank Building, Suite 1420
201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 07/16/04 14:11 3pgs
Fees:17.00 Taxes:0.00
20040716-0085316

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Merritt Downs Homeowners Association, Inc. c/o Beazer Homes Corp. 2910 Kraft Drive Nashville, Tennessee 37204	Same	common area

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, BEAZER HOMES CORP., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Merritt Downs Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, by deed recorded as Instrument Number 20040107-0002886, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 14th day of JULY, 2004.

BEAZER HOMES CORP.

By: _____
Tara Shipley, Division Senior Vice President,
Nashville Division

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tara Shipley, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged herself) to be Division Senior Vice President, Nashville Division, of Beazer Homes Corp., the within named bargainor, and that she) as such Division Senior Vice President, Nashville Division, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Division Senior Vice President, Nashville Division.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 14th day of JULY, 2004.

Notary Public

KELLY SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

My commission expires:

5-24-08

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

Katie Rogers
AFFIANT

Sworn to and subscribed before me
this 14th day of JULY, 2004.

Notary Public

My commission expires:

KELLY SLOAN NOTARY PUBLIC AT LARGE 5-24-08 DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT A

Being 1.543 acres, more or less, designated as the Common Area and Open Space shown on the Plat for Merritt Downs Section Three recorded as Instrument Number 20040629-0076758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Phillips Builders, Inc. by deed recorded as Instrument Number 20040107-0002886, Register's Office for Davidson County, Tennessee.