Davidson County DEEDWARR
Recvd: 04/22/05 08:58 4 pg
Fees:23.00 Taxes:530.97

20050422-0044870

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)		
Address New Owner	**Send Tax Bills To:**	**Map/Parcel**
Beazer Homes Corp. 2910 Kraft Drive Nashville, TN 37204	Same	Being part of: Map: 161-00-0 Parcel: 272.00

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $143506.52

Robin A. Edwards
Affiant

Sworn to and subscribed before me this 20th day of April 2005.

My commission expires: 2-20-06

REBECCA L. PERREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Rebecca L Perrey
Notary Public

For and in consideration the sum of Ten Dollars ($10.00) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Shadow Glen Residential, L. P., a Tennessee limited partnership**, the "Grantor", has this day bargained and sold and does hereby transfer and convey unto the said **Beazer Homes Corp., a Tennessee corporation,** hereinafter "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B** stated herein.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

This 20th day of April 2005.

GRANTOR: Shadow Glen Residential, L. P., a Tennessee limited partnership

By its general partner: Brooklands Development, LLC, a Tennessee limited liability company

By: _____
THOMAS S. SMITH, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Thomas S. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as Chief Manager of Brooklands Development, LLC, a Tennessee limited liability company, the general partner of Shadow Glen Residential, L.P., a Tennessee limited partnership, the within named bargainor, and who, being authorized to do so, made oath that he executed the foregoing instrument for the purpose therein contained by signing his name as Chief Manager of the general partner on behalf of the partnership.

Witness my hand and seal, at office in Brentwood, Tennessee this 20th day of April 2005.

_____
NOTARY PUBLIC

REBECCA L. CAREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires:
4-20-06

EXHIBIT A TO SPECIAL WARRANTY DEED

Land Description

Land lying in the 31st Councilmanic district of Davidson County, Nashville, Tennessee and being part of the Lot 2, Southmark, a planned unit development of record Plat Book 7900, Page 38, R.O.D.C. and being more particularly described as follows:

Beginning at a iron pin (old) being the south west corner of the Shadow Glen Residential, L.P. of record in Instrument Number 20030626-89015, R.O.D.C. and lying in the northerly line of Lake Providence Missionary Baptist Church, Inc. Deed Book 11728, Page 372, R.O.D.C.;

Thence, along or near the easterly line of Murphy Development, LLC of record in Instrument 20021219-157074, R.O.D.C. North 07°28'13" East, a distance of 315.89 feet to a point;

Thence, along a new severance line South 88°06'23" East, a distance of 288.52 feet to a point;

Thence, along the westerly line of Beazer Homes of record in Instrument 20050114-0005176, R.O.D.C. South 10°10'49" West, a distance of 122.72 feet to a point;

Thence, along the westerly line of Beazer Homes of record IN instrument 20050315-0028399, R.O.D.C. the next two (2) courses and distances:

Thence, South 31°38'05" West, a distance of 109.52 feet to a point;

Thence, South 07°00'11" West, a distance of 119.49 feet to a point;

Thence, along or near the northerly line of Lake Providence Missionary Baptist Church, Inc. of record in Deed Book 11728, Page 372, R.O.D.C. North 82°59'49" West, a distance of 237.50 feet to the Point of Beginning.

Containing 85, 239 Square Feet or 1.95 Acres, more or less.

Being the same property conveyed to Shadow Glen Residential, L.P., a Tennessee limited partnership by deed from Alaric Development Company, Inc., a Tennessee corporation, of record by Instrument No. 20030626-0089015, Register's Office for Davidson County, Tennessee.

EXHIBIT B – PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. Restrictions, Dedications, Conditions, Reservations, easements and other matters shown on the plat of Southmark, as recorded in Plat Book 7900, Page 38, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Declaration of Covenants, Conditions and Restrictions recorded in Book 8064, Page 815, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sec, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Easement for Ingress-Egress per Agreement of Construction and Maintenance of Joint Access Roadway, recorded in Book 8064, Page 831 amended by Ingress-Egress per Agreement of Construction and Maintenance of Joint Access Roadway recorded in Instrument No. 20000114-0004981, said Register's Office.

5. Easement for Drainage, recorded in Book 7382, Page 755, said Register's Office.

6. Easement for Sewer and/or Storm Drainage, recorded in Book 9640, Page 881, said Register's Office.

7. Stormwater Detention Agreement of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.