Davidson County DEEDWARR
Recvd: 08/05/05 14:09 3 pgs
Fees:18.00 Taxes:9611.86
20050805-0092627

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, AmSouth Center
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 $2,597,800.00

AFFIANT

AMY D. MIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 5th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 7-19-08

Address New Owners as Follows:

Beazer Homes Corp.
2910 Kraft Drive
Nashville, TN 37204

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 176
Portion of Parcel 10

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,

Corinthian Custom Homes, Inc. ("Grantor") does hereby bargain, sell, transfer and convey unto Beazer Homes Corp., a Tennessee corporation ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

See Attached Exhibit A

Being a portion of the same property conveyed to Corinthian Custom Homes, Inc. by deed from Phillip S. Vantrease, Leslie F. Vantrease, Katherine Ann Vantrease, Mary Lou Vanrease, and Nancy G. Vantrease of record as Instrument Number 20031003-0146501 recorded October 3, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) current years taxes which are being prorated, (ii) Agreement for Right-of-Way of record in Book 4063, Page 299, Register's Office for Davidson County, Tennessee, and (iii) matters shown on plan of Maxwell Place P.U.D. recorded on April 18, 2005 as Instrument Number 20050418-00427 said Register's Office.

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 Corinthian Custom Homes, Inc. does hereby 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 otherwise provided herein.

AND Corinthian Custom Homes, Inc. does further covenant and bind itself, its heirs, representatives 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 WITNESS WHEREOF, this Warranty Deed has been executed this 4th day of August, 2005.

Corinthian Custom Homes, Inc.

BY: _____
Nick Psillas, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Nick Psillas, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Corinthian Custom Homes, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said bargainor as President.

WITNESS my hand and official seal at office this 4th day of August, 2005.

_____
Notary Public

My Commission Expires: 7-19-08.

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described according to a copy of a survey by C. K. McLemore dated September 12, 1966, as follows:
Beginning at a point in the center of Maxwell Road, the northeast corner of the property conveyed to Joe T. Johnson by Deed from T. W. Buchanan of record in Book 284, page 6, Register's Office for said County, and the northwest corner of the property conveyed to J. B. McNiel and wife, Mary Jo McNiel, by Deed from H. Winston Ligon and wife, of record in Book 3164, page 256, said Register's Office; thence with the center line of said road, South 85 deg. 45 m East 532 feet to a point, the northeast corner of the subject tract; thence leaving said road and along the west tine of a 60 foot strip retained by McNiel, South 6 deg. 45 mm. West 1,168 feet to an iron pin, the southeast corner of the subject tract; thence North 85 deg. 15 min. West 610 feet to an iron pin in the Johnson's east line in a fence, the southwest corner of the subject tract; thence with said fence and Johnson's line, North 10 deg. 20 min. East 1,168 feet to the point of beginning, containing 15.3 acres, more or less.

The foregoing property has been subdivided and platted into 62 lots on plan of Maxwell Place P.U.D. recorded on April 18, 2005 as Instrument Number 20050418-00427 in the Register's Office for Davidson County, Tennessee (the "Plat"). This conveyance is intended to convey all 62 lots as shown on said Plat and any and all open space, but not to convey any roads or other dedicated public improvements and same are specifically excluded from this conveyance.