Davidson County DEEDWARR
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Fees:28.00 Taxes:478.83
20060118-0006579

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 $129,413.59.

B. Massey
Affiant

Sworn to and subscribed before me this 13th day of January 2006.

Rebecca L. Carey
Notary Public

My commission expires: 2-20-06

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

For and in consideration the sum of Ten Dollars ($10.00) cash in hand paid by grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Shadow Glen Residential Partnership,** a Tennessee general partnership, formerly known as 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 13th day of January 2006.

GRANTOR: **SHADOW GLEN RESIDENTIAL PARTNERSHIP, a Tennessee general partnership,**

By Its Managing Partner:

SC Ventures, Partnership, a Tennessee general partnership

By Its Partners:

Aston Capital, L. P., a Tennessee limited partnership

By its General Partner:

Smith Investment Corp., a Tennessee corporation

By: _____
THOMAS S. SMITH, President

And:

CPI-Realty, L. P., a Tennessee limited partnership

By its General Partner:

Crowe Property Interests, Inc., a Tennessee corporation

By: _____
G. NELSON CROWE II President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and or the State and County aforesaid, personally appeared **Thomas S. Smith**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of **Smith Investment Corp.**, a Tennessee corporation, the general partner of Aston Capital, L.P., a Tennessee limited partnership, one of the partners of SC Ventures Partnership, a Tennessee general partnership, and the managing partner of Shadow Glen Residential Partnership, a Tennessee general partnership, 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 general partnership by himself as President of the general partner of one of the partners of the managing partner of Shadow Glen Residential Partnership.

13th Witness my hand and seal, at office in Brentwood, Williamson County, Tennessee, this day of January 2006.

Notary Public

My Commission Expires: 2-20-06

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and or the State and County aforesaid, personally appeared **G. Nelson Crowe II,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of **Crowe Property Interests, Inc.,** a Tennessee corporation, the general partner of CPI-Realty, L.P., a Tennessee limited partnership, one of the partners of SC Ventures Partnership, a Tennessee general partnership, and the managing partner of Shadow Glen Residential Partnership, a Tennessee general partnership, 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 general partnership by himself as President of the general partner of one of the partners of the managing partner of Shadow Glen Residential Partnership.

13th Witness my hand and seal, at office in Brentwood, Williamson County, Tennessee, this day of January 2006.

Notary Public

My Commission Expires: 2-20-06

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

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 point lying along or near the southerly line of Sue Rankins, Trustee of record in Instrument 20021025-131053, R.O.D.C. also being the north westerly corner of Beazer Homes Inc. of record in Instrument 20040312-0028654, R.O.D.C.

Thence, with the westerly lines of Beazer Homes, Inc. of record in Instrument 20040312-0028654, R.O.D.C. the next two (2) courses and distances:

Thence, South 35°41'24" West, a distance of 135.13 feet to a point;

Thence, South 43°05'27" East, a distance of 147.15 feet to a point;

Thence, with the northerly line of Beazer Homes, Inc. of record in Instrument 20050114-0005176, R.O.D.C. South 49°26'56" West, a distance of 124.84 feet to a point;

Thence, along new severance lines of Lot 2, Southmark the next four (4) courses and distances:

Thence, North 44°34'52" West, a distance of 157.02 feet to a point;

Thence, North 56°08'27" West, a distance of 57.34 feet to a point;

Thence, North 23°35'55" East, a distance of 95.90 feet to a point;

Thence, North 35°51'24" East, a distance of 101.94 feet to a point

Thence, along or near the southerly line of said Sue Rankins, Trustee, South 83°05'09" East, a distance of 134.19 feet Point of Beginning.

Containing 52,496 Square Feet or 0.98 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. The said Shadow Glen Residential, L.P. having since cancelled its entity status from a limited partnership to a general partnership, and its name to Shadow Glen Residential Partnership, a Tennessee general partnership.

EXHIBIT B – PERMITTED EXCEPTIONS

1. Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable. Map 161, Parcel 272.00. 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.