Hubbard
Melissa

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

Davidson County DEEDQC
Recvd: 03/01/06 16:02 3 pg
Fees:17.00 Taxes:0.00
20060301-0023936

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Maxwell Place 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 Maxwell Place 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. by deed recorded as Instrument Number 20050805-0092627, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 27th day of FEB., 2006.

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 27th day of FEB., 2006.

KELLY SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 24, 2008

5-24-08

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

AFFIANT

KELLY SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me
this 27th day of FEB., 2006.

Notary Public

My commission expires:

My Commission Expires MAY 24, 2008

5-24-08

EXHIBIT A

Being 4.16 acres, more or less designated as the Common Elements, Open Space, Common Area, roads or such similar designation as shown on the plat recorded as Instrument Number 20050418-0042714, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp. by deed recorded as Instrument Number 20050805-0092627, Register's Office for Davidson County, Tennessee.