Davidson County DEEDWARR
Recvd: 07/11/06 14:52 5 pgs
Fees:28.00 Taxes:8880.00
20060711-0083332

This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

# SPECIAL WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Beazer Homes Corp.<br>2910 Kraft Drive<br>Nashville, TN 37204 | Beazer Homes Corp.<br>2910 Kraft Drive<br>Nashville, TN 37204 | Map 114<br>Parcel 127, 128, 269, 270 |

FOR AND IN CONSIDERATION of the sum of TWO MILLION FOUR HUNDRED THOUSAND and NO/100 ($2,400,000.00) DOLLARS, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto BEAZER HOMES CORP., a Tennessee corporation ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, known as Tax Map 114, Parcels 127, 128, 269, and 270 and which is more fully described as set forth in Exhibit A hereto, and being a part of the same property conveyed to LOUIS McREDMOND INVESTMENT GROUP, L.P. by Deed from LOUIS McREDMOND, of record in Book 10304, page 753, Register's Office of Davidson County, Tennessee

This is unimproved property, located at Charlotte Pike, Sawyer Brown Road, Old Hickory Blvd., and Old Charlotte Pike in Davidson County, Tennessee, and known as Parcels 127, 128, 269 and 270 of Davidson County Tax Map 114.

This conveyance is subject to:

(i) Easement to Harpeth Valley Utility District of Record in Book 7142, Page 463 Register's Office for Davidson County, Tennessee;
(ii) Tennessee Valley Authority (TVA) transmission line easement;
(iii) Current year's taxes which are being assumed by Grantee; and
(iv) Any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to

warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6 day of July, 2006.

LOUIS McREDMOND INVESTMENT GROUP, L.P., by and through its General Partner, LOUIS McREDMOND MANAGEMENT, INC., by

Stephanie Keller

Stephanie Keller, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named STEPHANIE KELLER, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she was the President of LOUIS McREDMOND MANAGEMENT, INC., a Tennessee corporation, the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership, the within named bargainor, and that in such capacity, she, being authorized so to do, executed the foregoing Special Warranty Deed for the purposes therein contained, on behalf of the said LOUIS McREDMOND MANAGEMENT, INC., as the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P., thereby binding LOUIS McREDMOND INVESTMENT GROUP, L.P. under this said Special Warranty Deed.

Witness my hand and seal, at office, this the 6 day of July, 2006.

Phyllis R Vanolst

NOTARY PUBLIC

My Commission Expires: 11-22-08

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $2,400,000.00.

Subscribed and sworn to before me this the 6 day of July, 2006.

Gregory D Bryant
Affiant

Phyllis R VanOlst
NOTARY PUBLIC

My Commission Expires: 11-22-08

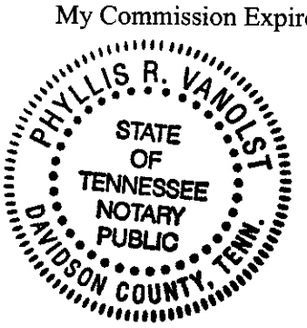


**EXHIBIT A**

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE (U.S. HIGHWAY 70), WIDTH VARIES, AND THE EASTERLY RIGHT-OF-WAY LINE OF SAWYER BROWN ROAD, WIDTH VARIES;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAWYER BROWN ROAD, NORTH 08 DEG 06 MIN 07 SEC EAST, 33.35 FEET TO AN EXISTING IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT WITH ARC LENGTH OF 98.57 FEET, THE RADIUS OF WHICH IS 1184.82 FEET, THE CENTRAL ANGLE OF WHICH IS 04 DEG 46 MIN 00 SEC, THE CHORD OF WHICH IS NORTH 10 DEG 29 MIN 07 SEC EAST, 98.54 FEET TO AN IRON ROD SET;

THENCE NORTH 12 DEG 52 MIN 07 SEC EAST, 199.12 FEET TO IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 203.30 FEET, THE RADIUS OF WHICH IS 790.87 FEET, THE CENTRAL ANGLE OF WHICH IS 14 DEG 43 MIN 42 SEC, THE CHORD OF WHICH IS NORTH 05 DEG 39 MIN 24 SEC EAST, 202.74 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 01 DEG 51 MIN 41 SEC WEST, 204.78 FEET TO IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 201.37 FEET, THE RADIUS OF WHICH IS 2197.68 FEET, THE CENTRAL ANGLE OF WHICH IS 05 DEG 15 MIN 00 SEC, THE CHORD OF WHICH IS NORTH 04 DEG 30 MIN 57 SEC WEST, 201.30 FEET TO AN IRON ROD SET;

THENCE NORTH 07 DEG 05 MIN 39 SEC WEST, 375.00 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 330.19 FEET, THE RADIUS OF WHICH IS 225.22 FEET, THE CENTRAL ANGLE OF WHICH IS 84 DEG 00 MIN 00 SEC, THE CHORD OF WHICH IS NORTH 34 DEG 53 MIN 22 SEC EAST, 301.40 FEET TO AN IRON ROD SET;

THENCE NORTH 76 DEG 53 MIN 22 SEC EAST, 62.55 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 192.70 FEET, THE RADIUS OF WHICH IS 169.87 FEET, THE CENTRAL ANGLE OF WHICH IS 64 DEG 59 MIN 43 SEC, THE CHORD OF WHICH IS NORTH 44 DEG 23 MIN 30 SEC EAST, 182.53 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 11 DEG 53 MIN 39 SEC EAST, 111.03 FEET TO AN EXISTING IRON;

THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 91.49 FEET, THE RADIUS OF WHICH IS 165.18 FEET, THE CENTRAL ANGLE OF WHICH IS 31 DEG 44 MIN 00 SEC, THE CHORD OF WHICH IS NORTH 27 DEG 42 MIN 48 SEC EAST, 90.32 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 164.98 FEET, THE RADIUS OF WHICH IS 271.51 FEET, THE CENTRAL ANGLE OF WHICH IS 34 DEG 48 MIN 54 SEC, THE CHORD OF WHICH IS NORTH 26 DEG 32 MIN 51 SEC EAST, 162.45 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 09 DEG 08 MIN 50 SEC EAST, 406.65 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAWYER BROWN

ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, 50 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, SOUTH 81 DEG 09 MIN 46 SEC EAST, 243.23 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE AND THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, 60 FEET IN WIDTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SOUTH 04 DEG 05 MIN 15 SEC WEST, 1255.16 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOUIS MCREDMOND INVESTMENT GROUP, LP., AS OF RECORD IN DEED BOOK 10304, PAGE 753, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD WITH THE NORTHERLY PROPERTY LINE OF LOUIS MCREDMOND, SOUTH 45 DEG 41 MIN 41 SEC WEST, PASSING A WITTNESS MONUMENT AT 392.78 FEET FOR A TOTAL OF 407.87 FEET TO A POINT;

THENCE SOUTH 17 DEG 05 MIN 25 SEC EAST, 197.12 FEET TO A POINT;

THENCE SOUTH 30 DEG 04 MIN 52 SEC EAST, 70.00 FEET TO A POINT;

THENCE SOUTH 19 DEG 04 MIN 52 SEC EAST, 99.82 FEET TO A POINT SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHARLOTTE PIKE (U.S. HIGHWAY 70);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, SOUTH 50 DEG 26 MIN 58 SEC WEST, PASSING A WITTNESS IRON ROD SET AT 40.00 FEET FOR A TOTAL OF 293.20 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 39 DEG 33 MIN 02 SEC EAST, 35.00 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 50 DEG 25 MIN 42 SEC WEST, 469.82 FEET TO THE POINT OF BEGINNING, CONTAINING 983,006 SQUARE FEET (22.57 ACRES MORE OR LESS).

BEING A PART OF THE SAME PROPERTY CONVEYED TO LOUIS MCREDMOND INVESTMENT GROUP, LP., AS OF RECORD IN DEED BOOK 10304, PAGE 753, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Survey dated February 15, 2006, prepared by Scott Cherry, RLS No. 1512, of Cherry Land Surveying, 622 West Iris, Nashville, TN 37204.