THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** AmSouth Center, Suite 1700 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 $ 493,545.00 AFFIANT Subscribed and sworn to before me, this 3rd day of August, 2006. NOTARY PUBLIC My Commission Expires:

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

Address New Owners as Follows:

Beazer Homes Corp.
2910 Kraft Drive
Nashville, TN 37204

Send Tax Bills To:

SAME

Map-Parcel Number:

Map 173
Parcel 142

Davidson County DEEDWARR
Recvd: 08/07/06 14:29 4 pgs
Fees:23.00 Taxes:1826.12
20060807-0096659

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 consideration, the receipt of which is hereby acknowledged,

Covenant Community, a Tennessee General Partnership, whose authorized general partner is Jimmy C. Davis ("Grantor") does hereby bargain, sell, transfer and convey unto **Beazer Homes Corp.,** a Tennessee corporation ("Grantee") its successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being the 16 lots, all open space and roads as shown on Final Plat Hidden Creek, Phase 4, Section 2 of record as Instrument Number 200606270076909, Register's Office for Davidson County, Tennessee and the 30 lots, all open space, and roads as shown on Final Plat Hidden Creek, Phase 5 of record as Instrument Number 200606270076912, Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a more complete and accurate description of the foregoing property. Said property is also described on Exhibit A attached hereto.

Being a portion of the same property conveyed to **Covenant Community, a partnership** by deed from Ruth P. Stephens by deed of record in Book 5522, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to current years taxes which are being prorated between the parties and assumed by Grantee and matters shown on Final Plat Hidden Creek, Phase V, of record as Instrument Number 200606270076912 and Final Plat Hidden Creek, Phase 4, Section 2 of record as Instrument Number 200606270076909, Register's Office for Davidson County, Tennessee.

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 **Covenant Community, a partnership**., does 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 set forth herein.

AND **Covenant Community, a partnership** does further covenant and bind itself, its successors 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 3rd day of August, 2006.

Grantor: COVENANT COMMUNITY, A PARTNERSHIP

BY: _____
Jimmy C. Davis, Authorized General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jimmy C. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized partner, authorized to execute this instrument on behalf of **Covenant Community, a Tennessee General Partnership**, the within named bargain, and that he as such partner, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 3rd day of August, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-10

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 24, 2010

EXHIBIT A

Hidden Creek- Phase 4, Section 2

Land situated in the Thirty-First Councilmanic District of Nashville, Davidson County, Tennessee being part of the same property conveyed to Covenant Community of record in Deed 6372, Page 17, R.O.D.C., also being a plat entitled Hidden Creek Phase 4,Section 2 of record in Instrument 200606270076909,R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin (set) in the westerly margin of Stephens Ridge Way (40'R.O.W.) and being the southeasterly corner of Lot 111 as shown on Hidden Creek Phase 4, Section 1 of record in Instrument 20050714-0081682,R.O.D.C.

Thence, along the southerly line of said Hidden Creek Phase 4, Section 1 the next four (4) courses and distances:

Thence, South 77°07'10" East, a distance of 40.00 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 780.00 feet and a central angle of 0°18'04", being subtended by a chord which bears North 13°01'51" East, a distance of 4.10 feet, and having an arc length of 4.10 feet to an iron pin (set);

Thence, North 13°10'53" East, a distance of 12.42 feet to an iron pin (set);

Thence, South 76°49'07" East, a distance of 156.22 feet to an iron pin (set);

Thence, along the westerly lines of John McCormick of record in Deed Book 10421, Page 654,R.O.D.C. and Charles Dornan of record in Deed Book 5894, Page 186,R.O.D.C. South 06°31'07" West, a distance of
529.51 feet to an iron pin (set);

Thence, along Hidden Creek Phase 5 of record in Instrument 200606270076912, R.O.D.C. the next nine (9) courses and distances:

Thence, North 81°24'48" West, a distance of 119.36 feet to an iron pin (set);
Thence, North 74°59'48" West, a distance of 47.61 feet to an iron pin (set);
Thence, North 64°41'20" West, a distance of 47.61 feet to an iron pin (set);
Thence, North 54°22'55" West, a distance of 47.61 feet to an iron pin (set);
Thence, North 44°04'24" West, a distance of 47.61 feet to an iron pin (set);
Thence, North 29°57'06" West, a distance of 109.56 feet to an iron pin (set);
Thence, North 26°55'28" West, a distance of 107.99 feet to an iron pin (set);
Thence, North 30°13'04" West, a distance of 121.84 feet to an iron pin (set);
Thence, North 44°47'44" West, a distance of 30.04 feet to an iron pin (set);

Thence, along Hidden Creek Phase 2, Section 2 of record in Instrument 200302130020016, R.O.W.C. the next seven (7) courses and distances:

Thence, North 45°12'18" East, a distance of 50.29 feet to an iron pin (set);
Thence, North 57°48'34" East, a distance of 48.60 feet to an iron pin (set);
Thence, North 66°00'25" East, a distance of 48.60 feet to an iron pin (set);

Thence, North 74°21'30" East, a distance of 50.43 feet to an iron pin (set);
Thence, South 82°27'34" East, a distance of 36.95 feet to an iron pin (set);

Thence, North 16°08'48" East, a distance of 42.76 feet to an iron pin (set);

Thence, North 02°51'20" West, a distance of 19.22 feet to an iron pin (set);

Thence, along said Hidden Creek Phase 4, Section 1 South 77°07'10" East, a distance of 115.77 feet to the Point of Beginning.

Containing 201,098 Square Feet or 4.61 Acres, more or less.

Hidden Creek- Phase 5

Land situated in the Thirty-First Councilmanic District of Nashville, Davidson County, Tennessee being part of the same property conveyed to Covenant Community of record in Deed 6372, Page 17, R.O.D.C., also being a plat entitled Hidden Creek Phase 5 of record in Instrument 200606270076912, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin in the southerly right of way of Hidden Creek Drive, 21.27 feet to an iron pin set from the northwest corner of Lot 27;
Thence, with the easterly line of Hidden Creek Phase 1, Section 1; North 48°29'32" East, a distance of 185.02 feet to an iron pin set;
Thence, with the southerly lines of Hidden Creek Phase 4, Section 2 South 44°47'42" East, a distance of 32.21 feet to an iron pin set;
Thence, South 44°45'51" East, a distance of 30.04 feet to an iron pin set;
Thence, South 30°13'04" East, a distance of 121.84 feet to an iron pin set;
Thence, South 26°55'28" East, a distance of 107.99 feet to an iron pin set;
Thence, South 29°57'06" East, a distance of 109.56 feet to an iron pin set;
Thence, South 44°04'24" East, a distance of 47.61 feet to an iron pin set;
Thence, South 54°22'55" East, a distance of 47.61 feet to an iron pin set;
Thence, South 64°41'20" East, a distance of 47.61 feet to an iron pin set;
Thence, South 74°59'48" East, a distance of 47.61 feet to an iron pin set;
Thence, South 81°24'48" East, a distance of 119.36 feet to an iron pin set;
Thence, along or near the line of Charles Dorman, of record in Deed Book 5894, page 186, R.O.D.C., South 06°31'07" West, a distance of 308.30 feet to an iron pin set;
Thence, along or near the lines of Scott Webb of record in Deed Book 10404, page 320, R.O.D.C., South 72°52'00" West, a distance of 107.43 feet to an iron pin set;
Thence, North 71°02'58" West, a distance of 458.31 feet to an iron pin set;
Thence, North 59°48'47" West, a distance of 280.62 feet to an iron pin set;
Thence, along or near the lines of David E. Stephens, JR. of record in deed book 10121, page 653, R.O.D.C.,North 33°05'51" East, a distance of 199.35 feet to an iron pin set;
Thence, North 33°45'46" West, a distance of 107.26 feet to an iron pin set;
Thence, with Hidden Creek Phase 1, Section 1, North 48°29'32" East, a distance of 184.61 feet to an iron pin set to the Point of Beginning. Containing 338,565 square feet to an iron pin set or 7.77 acres, more or less.