THIS INSTRUMENT PREPARED BY:
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20219-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
J. Patrick Brakefield, Trustee 776 Melrose Avenue Nashville, TN 37211	New Owner	Map 118-12 Parcel 047

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BEAZER HOMES CORP., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. PATRICK BRAKEFIELD, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Sidco Suburban Industrial Development Company, as of record in Plat Book 2133, Page 115, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Sidco Suburban Industrial Development Company, as of record in Plat Book 2133, Page115, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the northerly right-of-way line of Fontana Avenue, 60 feet in width, and the easterly right-of-way line of Kraft Drive, 60 feet in width;

Thence leaving with the northerly right-of-way line of Fontana Avenue, with the easterly right-of-way line of Kraft Drive, with a curve to the right, along an arc length of 78.54 feet, the central angle of which is 90 deg 00 min 00 sec, the radius of which is 50.00 feet, the chord of which is North 42 deg 20 min 00 sec West, 70.71 feet to a pk nail set;

Davidson County DEEDWARR
Recvd: 01/29/07 15:05 4 pgs
Fees:23.00 Taxes:5272.50
20070129-0011873

Thence North 02 deg 40 min 00 sec East, 154.59 feet to an iron rod set at a corner common with Lot 1 of the said Sidco Suburban Industrial Development Company, also being the property of Bill D. Williams, as of record in Deed Book 6157, Page 203, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Kraft Drive with the southerly property line of Lot 1, South 87 deg 20 min 00 sec East, 315.00 feet to an iron rod set, at a corner common with the property of Susan Sanfelman, Trustee & Bayview Associates, as of record in Deed Book 8649, Page 877, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Susan Sanfelman, Trustee & Bayview Associates, South 02 deg 40 min 00 sec West, 204.59 feet to an iron rod set in the northerly right-of-way line of Fontana Avenue;

Thence with the northerly right-of-way line of Fontana Avenue, North 87 deg 20 min 00 sec West, 265.00 feet to the POINT OF BEGINNING. Containing 63,909 square feet or 1.467 acres more or less.

Being all of the same property conveyed to Randall Phillips Builders, Inc. by deed from Associated Warehouse Properties, a partnership, of record in Book 5642, Page 479, Register's Office for Davidson County, Tennessee. Randall Phillips Builders, Inc. changed its name to Phillips Builders, Inc. by Articles of Merger of record in Book 7298, Page 203. Pursuant to Articles of Amendment to Charter of record in Book 9922, Page 901 and Corporate Resolution of record in Book 10079, Page 172, Phillips Builders, Inc. is now known as Beazer Homes Corp.

THIS is improved property, known as 2910 Kraft Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 29 day of January 2007.

BEAZER HOMES CORP.
a Tennessee corporation

By: David L Hughes - Nash. Div. Pres.
David Hughes, Division President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared David Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Division President of Beazer Homes Corp., a Tennessee corporation, and who further acknowledged that he, as such Division President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Division President for the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2007.

NOTARY PUBLIC
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,425,000.00

Affiant

Subscribed and sworn to before me this
29th day of January, 2007.

Notary Public
My commission expires 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 2133, Page 115, Register's Office of Davidson County, Tennessee.

(c) Easements for water mains to City of Nashville in Book 2244, Page 611 and Book 2703, Page 402.

(d) Rights reserved with reference in and to all fissionable materials as set out in the deed in Book 2152, Page 347.

(e) L&N Railroad Lead Track right-of-way as set out in Book 2293, Page 555.

(f) Matters shown on the ALTA/ACSM Land Title Survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated September 11, 2006, as Job No. 06216CW.