Davidson County DEEDWARR
Recvd: 12/22/08 13:28 7 pgs
Fees:38.00 Taxes:4850.10
20081222-0122059

This instrument prepared by:
Bettie Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BEAZER HOMES CORP. 1018 Elm Hill Pike Nashville, Tennessee 37210	SAME	#97-14 #97-16

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BROWN'S FARM, a Tennessee General Partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto BEAZER HOMES CORP., a Tennessee corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of December, 2008.

BROWN'S FARM, a Tennessee General Partnership

BY: Chris Pardue

Chris Pardue, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chris Pardue, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing general partner of BROWN'S FARM, a Tennessee general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

Witness my hand, at office, this 19 day of December, 2008.

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY M. DALY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 1,310,837.54 .

Affiant

Subscribed and sworn to before me this 19 day of December, 2008.

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY M. DALY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

Exhibit A

BROWN'S FARM PHASE III
PROPERTY DESCRIPTION

TRACT I
BEING A PORTION OF A CERTAIN TRACT OF LAND LYING IN THE FOURTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT IS OWNED BY BROWN'S FARM, LP OF RECORD AS INSTRUMENT NUMBER 200106040057541, R.O.D.C.TN.,(REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HOGGETT FORD ROAD AND DODSON CHAPEL ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF RONALD BYRNS JARRELL, SR. AND WIFE DEBORAH D. JARRELL OF RECORD AS INSTRUMENT NUMBER 2001010-1009913, R.O.D.C.TN.;

THENCE, WITH THE SOUTH LINE OF CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 200305020058948, R.O.D.C.TN., SOUTH 81 DEGREES 54 MINUTES 30 SECONDS EAST, 607.61 FEET TO A POINT;

THENCE, CONTINUING WITH SAID PARDUE, SOUTH 83 DEGREES 13 MINUTES 13 SECONDS EAST, 876.74 FEET TO A POINT IN THE WESTERLY LINE OF BEAZER HOMES CORP. OF RECORD AS INSTRUMENT NUMBER 200512190152200,R.O.D.C.TN.;

THENCE, WITH SAID BEAZER THE NEXT SIX CALLS:
1) SOUTH 30 DEGREES 35 MINUTES 07 SECONDS WEST, 230.74 FEET TO A POINT;
2) NORTH 53 DEGREES 20 MINUTES 39 SECONDS WEST, 49.65 FEET TO A POINT;
3) SOUTH 35 DEGREES 17 MINUTES 02 SECONDS WEST, 361.19 FEET TO A POINT;
4) SOUTH 54 DEGREES 42 MINUTES 58 SECONDS EAST, 49.64 FEET TO A POINT;
5) SOUTH 35 DEGREES 17 MINUTES 02 SECONDS WEST, 228.01 FEET TO A POINT;
6) SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 4.00 FEET TO A POINT;

THENCE, WITH A NEW LINE OF DIVISION SEVERING BROWNS FARM, LP OF RECORD AS INSTRUMENT NUMBER 20010604-0057541, R.O.D.C.TN., FOR THE NEXT TWELVE CALLS:
1) NORTH 83 DEGREES 14 MINUTES 18 SECONDS WEST, 362.45 FEET TO A POINT;
2) SOUTH 08 DEGREES 46 MINUTES 35 SECONDS WEST, 101.92 FEET TO A POINT;
3) NORTH 81 DEGREES 13 MINUTES 25 SECONDS WEST, 60.00 FEET TO A POINT;
4) THENCE WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 11 DEGREES18 MINUTES 25 SECONDS , WITH A RADIUS OF 1151.69 FEET, WITH AN ARC LENGTH OF 227.28 FEET, WITH A CHORD BEARING OF NORTH 76 DEGREES 59 MINUTES 58 SECONDS WEST, 226.91 FEET TO A POINT;

5) NORTH 18 DEGREES 40 MINUTES 10 SECONDS EAST, 100.00 FEET TO A POINT;
6) THENCE WITH A CURVE, CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 10 DEGREES 53 MINUTES 50 SECONDS , WITH A RADIUS OF 1042.50 FEET, WITH AN ARC LENGTH OF 198.28 FEET, WITH A CHORD BEARING OF NORTH 65 DEGREES 52 MINUTES 55 SECONDS WEST, 197.98 FEET TO A POINT;
7) NORTH 34 DEGREES 01 MINUTES 25 SECONDS EAST, 51.16 FEET TO A POINT;
8) NORTH 31 DEGREES 35 MINUTES 47 SECONDS EAST, 223.70 FEET TO A POINT;
9) THENCE WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 08 DEGREES52 MINUTES 12 SECONDS , WITH A RADIUS OF 771.50 FEET, WITH AN ARC LENGTH OF 119.44 FEET, WITH A CHORD BEARING OF NORTH 58 DEGREES 09 MINUTES 14 SECONDS WEST, 119.32 FEET TO A POINT;
10) NORTH 53 DEGREES 43 MINUTES 08 SECONDS WEST, 176.25 FEET TO A POINT;
11) NORTH 36 DEGREES 16 MINUTES 52 SECONDS EAST, 173.37 FEET TO A POINT;
12) NORTH 54 DEGREES 29 MINUTES 27 SECONDS WEST, 264.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 766,239 SQUARE FEET OR 17.59 ACRES MORE OR LESS; AND

TRACT II
BEING A PORTION OF A CERTAIN TRACT OF LAND LYING IN THE FOURTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT IS OWNED BY BROWN'S FARM, LP OF RECORD AS INSTRUMENT NUMBER 200106040057541, R.O.D.C.TN.,(REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HOGGETT FORD ROAD AND DODSON CHAPEL ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY OF ALLEY D AND THE EASTERLY RIGHT-OF-WAY OF RIVERBIRCH WAY AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE" OF RECORD AS INSTRUMENT NUMBER 20080723-0075577, R.O.D.C.TN. , AND IN A NORTHERLY LINE OF BEAZER HOMES CORP. OF RECORD AS INSTRUMENT NUMBER 20051219-0152200, R.O.D.C.TN.;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF ALLEY D, SOUTH 82 DEGREES 18 MINUTES 21 SECONDS EAST, 276.38 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID BEAZER, SOUTH 09 DEGREES 25 MINUTES 49 SECONDS EAST, 375.59 FEET TO A POINT;

THENCE, CONTINUING WITH SAID BEAZER, THENCE WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 30 DEGREES 54 MINUTES 57 SECONDS , WITH A RADIUS OF 831.25 FEET, WITH AN ARC LENGTH OF 448.53 FEET, WITH A CHORD BEARING OF SOUTH 08 DEGREES 41 MINUTES 58 SECONDS WEST, 443.11 FEET TO THE **POINT OF BEGINNING**;

THENCE, WITH SAID BEAZER, NORTH 70 DEGREES 03 MINUTES 14 SECONDS WEST, 107.28 FEET TO A POINT IN THE SOUTHERLY LINE OF CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 200305020058948, R.O.D.C.TN.;

THENCE, WITH SAID PARDUE, SOUTH 83 DEGREES 13 MINUTES 13 SECONDS EAST, 111.70 FEET TO A POINT IN THE WESTERLY LINE OF SAID BEAZER;

THENCE, WITH SAID BEAZER, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 01 DEGREES 45 MINUTES 24 MINUTES, WITH A RADIUS OF 831.25 FEET, WITH AN ARC LENGTH OF 25.49 FEET, WITH A CHORD BEARING OF SOUTH 23 DEGREES 16 MINUTES 44 SECONDS WEST, 25.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,367 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

Said property being a portion of the property conveyed to Browns Farm LP (now known as Brown Farm, a Tennessee general partnership) by deed of record in Instrument number 20010604-0057541, said Register's Office; and by Quitclaim Deed of record in ~~Further conveyed by~~ Instrument number 20081222-0122057 said Register's Office.

Exhibit B
Brown's Farm
Permitted Encumbrances

1. Real Property taxes for 2009, a lien not yet due and payable.

2. All matters shown on Plat recorded at Instrument No. 20080723-0075577.

3. Stormwater Drainage Easement of record at Instrument No. 20051219-0152202.

4. Sanitary Sewer and Pumping Station Easement of record at Instrument No. 20051219-0152201.