Davidson County DEEDWARR
Recvd: 12/22/08 13:30 6 pgs
Fees:33.00 Taxes:6561.90
20081222-0122060

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	97-4 and 97-160

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, CHRIS PARDUE, an individual (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.

Chris Pardue

CHRIS PARDUE, an individual

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 contained therein.

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

NOTARY PUBLIC
My Commission Expires: 1/24/09

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 $1,773,486.08.

Affiant

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

NOTARY PUBLIC
My Commission Expires: 1/24/09

KIMBERLY M. DALY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Exhibit A

CHRIS PARDUE PORTION
PHASE III
PROPERTY DESCRIPTION

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 CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 20030502-0058948, 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 (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, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 29 DEGREES 09 MINUTES 33 SECONDS, WITH A RADIUS OF 831.25 FEET, WITH AN ARC LENGTH OF 423.04 FEET, WITH A CHORD BEARING OF SOUTH 07 DEGREES 49 MINUTES 16 SECONDS WEST, 418.49 FEET TO A POINT IN THE NORTHERLY LINE OF BROWN'S FARM, LP OF RECORD AS INSTRUMENT NUMBER 200106040057541, R.O.D.C.TN.;

THENCE, WITH SAID BROWN'S FARM, NORTH 83 DEGREES 13 MINUTES 13 SECONDS WEST, 111.70 FEET TO A POINT ON THE WESTERLY LINE OF SAID BEAZER;

THENCE, WITH SAID BEAZER, NORTH 70 DEGREES 03 MINUTES 14 SECONDS WEST, 74.98 FEET TO A POINT;

THENCE, CONTINUING WITH SAID BEAZER, SOUTH 30 DEGREES 35 MINUTES 07 SECONDS WEST, 18.67 FEET TO A POINT IN THE NORTHERLY LINE OF SAID BROWN'S FARM,LP;

THENCE, WITH SAID BROWN'S FARM, LP, NORTH 83 DEGREES 13 MINUTES 13

SECONDS WEST, 876.74 FEET TO A POINT;

THENCE, CONTINUING WITH SAID BROWN'S FARM, LP, NORTH 81 DEGREES 54 MINUTES 30 SECONDS WEST, 607.61 FEET TO 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 SAID JARRELL, NORTH 07 DEGREES 06 MINUTES 12 SECONDS EAST, 429.38 FEET TO A POINT;

THENCE, WITH A NEW LINE OF DIVISION SEVERING CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 20030502-0058948, R.O.D.C.TN., THE NEXT SEVEN CALLS:
1) SOUTH 83 DEGREES 57 MINUTES 07 SECONDS EAST, 702.38 FEET TO A POINT;
2) NORTH 06 DEGREES 44 MINUTES 13 SECONDS EAST, 265.81 FEET TO A POINT;
3) NORTH 44 DEGREES 16 MINUTES 22 SECONDS EAST, 58.73 FEET TO A POINT;
4) SOUTH 83 DEGREES 03 MINUTES 06 SECONDS EAST, 91.37 FEET TO A POINT;
5) NORTH 74 DEGREES 07 MINUTES 08 SECONDS EAST, 131.74 FEET TO A POINT;
6) NORTH 35 DEGREES 44 MINUTES 32 SECONDS EAST, 71.03 FEET TO A POINT;
7) NORTH 06 DEGREES 56 MINUTES 54 SECONDS EAST, 85.14 FEET TO A POINT IN THE WESTERLY LINE OF BEAZER HOMES CORP. OF RECORD AS INSTRUMENT NUMBER 20051219-0152200, R.O.D.C.TN.;

THENCE, WITH SAID BEAZER HOMES CORP. THE NEXT FOUR CALLS:
1) SOUTH 17 DEGREES 14 MINUTES 27 SECONDS EAST, 214.12 FEET TO A POINT;
2) SOUTH 19 DEGREES 33 MINUTES 00 SECONDS EAST, 140.70 FEET TO A POINT;
3) NORTH 65 DEGREES 08 MINUTES 31 SECONDS EAST, 201.57 FEET TO A POINT;
4) NORTH 02 DEGREES 43 MINUTES 39 SECONDS WEST, 37.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,049,736 SQUARE FEET OR 24.10 ACRES MORE OR LESS.

Being a portion of the same property conveyed to Chris Pardue, by deed of record in the Register's Office, Davidson County, Tennessee, in Instrument number 20030502-0058948; and by that certain Quitclaim Deed of record in Instrument number 20081222-0122058 said Register's Office.

Exhibit B
Pardue portion of Phase III
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.