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 97.02/ portions of 105, 106 & 107

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.

BILL GARRETT, Davidson County
Trans:T20100001615 DEEDWARRSP
Recvd: 01/08/10 11:33 6 pgs
Fees:33.00 Taxes:2745.40
20100108-0001962

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7 day of January, 2010.

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 7 day of January, 2010.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 742,000.00.

Affiant

Subscribed and sworn to before me this 7 day of January 2010.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Exhibit A

PARDUE PORTION OF PHASE II

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN THE FOURTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, 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:

TRACT 1

BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT OF WAY OF HOGGETT FORD ROAD AT THE NORTHEAST CORNER OF JAMES R. CLAIRDAY AND DEBORAH K. CLAIRDAY OF RECORD AS INSTRUMENT NUMBER 20020820100776, R.O.D.C.T. (REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT OF WAY, SOUTH 83 DEGREES 03 MINUTES 06 SECONDS EAST, 2538.47 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 83 DEGREES 35 MINUTES 04 SECONDS, WITH A RADIUS OF 35.00 FEET, WITH AN ARC LENGTH OF 51.06 FEET, WITH A CHORD BEARING OF SOUTH 41 DEGREES 15 MINUTES 23 SECONDS EAST, 46.65 FEET TO AN IRON ROD (NEW) IN THE WESTERLY RIGHT OF WAY OF DODSON CHAPEL ROAD;

THENCE, WITH SAID RIGHT OF WAY THE NEXT THREE CALLS:
1) SOUTH 00 DEGREES 32 MINUTES 08 SECONDS WEST, 69.03 FEET TO AN IRON ROD (NEW);
2) SOUTH 02 DEGREES 22 MINUTES 56 SECONDS EAST, 95.11 FEET TO AN IRON ROD (NEW);
3) SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, 65.09 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF BEAZER HOMES CORP OF RECORD AS INSTRUMENT NUMBER 20051219 0152200, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT OF WAY WITH SAID BEAZER HOMES CORP THE NEXT THREE CALLS:
1) NORTH 83 DEGREES 02 MINUTES 42 SECONDS WEST, 1705.71 FEET TO AN IRON ROD (NEW);
2) NORTH 83 DEGREES 03 MINUTES 06 SECONDS WEST, 175.89 FEET TO AN IRON ROD (NEW);
3) SOUTH 06 DEGREES 49 MINUTES 16 SECONDS WEST, 485.81 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MOST CORNER OF BEAZER HOMES OF RECORD AS INSTRUMENT NUMBER 20081222012260, R.O.D.C.T.;

THENCE, WITH SAID BEAZER HOMES FOR THE NEXT SIX CALLS:

1) SOUTH 35 DEGREES 44 MINUTES 32 SECONDS WEST, 71.42 FEET TO AN IRON ROD (NEW);
2) SOUTH 74 DEGREES 07 MINUTES 08 SECONDS WEST, 131.74 FEET TO AN IRON ROD (NEW);
3) NORTH 83 DEGREES 03 MINUTES 06 SECONDS WEST, 91.37 FEET TO AN IRON ROD (NEW);
4) SOUTH 44 DEGREES 16 MINUTES 22 SECONDS WEST, 58.73 FEET TO AN IRON ROD (NEW);
5) SOUTH 06 DEGREES 44 MINUTES 13 SECONDS WEST, 265.81 FEET TO AN IRON ROD (NEW);
6) NORTH 83 DEGREES 57 MINUTES 07 SECONDS WEST, 702.38 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF RONALD BYRNS JARRELL, SR. AND WIFE DEBORAH D. JARRELL OF RECORD AS INSTRUMENT NUMBER 2001010 1009913, R.O.D.C.T.;

THENCE, WITH SAID JARRELL, NORTH 07 DEGREES 06 MINUTES 12 SECONDS EAST, 339.00 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF JOE P. BINKLEY, SR. OF RECORD IN DEED BOOK 8273, PAGE 631, R.O.D.C.T.;

THENCE, WITH SAID BINKLEY, NORTH 06 DEGREES 16 MINUTES 24 SECONDS EAST, 237.81 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF JAMES R. CLAIRDAY AND DEBORAH K. CLAIRDAY OF RECORD AS INSTRUMENT NUMBER 2002082 0100776, R.O.D.C.T.;

THENCE, WITH SAID CLAIRDAY, SOUTH 82 DEGREES 03 MINUTES 20 SECONDS EAST, 265.00 FEET TO AN IRON ROD (NEW) IN SAID CLAIRDAY'S SOUTHEAST CORNER;

THENCE, CONTINUING WITH SAID CLAIRDAY, NORTH 06 DEGREES 43 MINUTES 48 SECONDS EAST, 608.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,383,391 SQUARE FEET OR 31.76 ACRES MORE OR LESS.

INCLUDED IN BUT EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY ARE THE RIGHT OF WAY DEDICATIONS FOR RIVERBIRCH WAY: 18,426 SQ. FT. OR 0.42 ACRES±; STONEWATER DRIVE: 13,368 SQ. FT. OR 0.31 ACRES±; AND WILLOWTREE AVENUE: 19,568 SQ. FT. OR 0.45 ACRES± FOR A TOTAL OF 51,362 SQ. FT. OR 1.18 ACRES±.

SAID DEDICATIONS ARE SHOWN ON THE PLAN ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE" OF RECORD AS INSTRUMENT NUMBER 20080723 0075577, R.O.D.C.T.

BEING THE SAME PROPERTY AS CONVEYED TO CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 200305020058948, R.O.D.C.T. AND 200205210061765, R.O.D.C.T

Exhibit B
Pardue portion of Phase II
Permitted Encumbrances

1. Real Property Taxes for 2010, a lien not yet due and payable.

2. All matters shown on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record at Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office of Davidson County, Tennessee.

3. Subject to matter shown on the Plan of record as Instrument No. 20090603-0051286, said Register's Office.

4. Covenants, Conditions and Restrictions of Villages of Riverwood of record in Instrument No, 20080404-0035557.

5. Quitclaim Deed for Open Space of record in Instrument No. 200806300067054

6. Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828.