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	Portion of #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.

BILL GARRETT, Davidson County
Trans:T20100001615 DEEDWARRSP
Recvd: 01/08/10 11:37 7 pgs
Fees:38.00 Taxes:5189.25
20100108-0001964

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

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 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 $1,402,500.00.

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

VILLAGES OF RIVERWOOD
SECTION 1, PHASE 4

BEING A CERTAIN 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:

COMMENCING AT A POINT IN THE MOST SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOGGETT FORD ROAD AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE" OF RECORD AS INSTRUMENT NUMBER 200807230075577, R.O.D.C.T., (REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE), IN THE EASTERLY LINE OF JAMES R. CLAIRDAY AND DEBORAH K. CLAIRDAY OF RECORD AS INSTRUMENT NUMBER 20020820100776, R.O.D.C.T. AND THE NORTHWESTERLY CORNER OF CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 200305020058948, R.O.D.C.T.;THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID CLAIRDAY AND PARDUE, SOUTH 06 DEGREES 43 MINUTES 48 SECONDS WEST, 608.87 FEET TO A POINT;THENCE, NORTH 82 DEGREES 03 MINUTES 20 SECONDS WEST, 265.00 FEET TO A POINT IN THE EASTERLY LINE OF JOE P. BINKLEY, SR. OF RECORD IN DEED BOOK 8273, PAGE 631, R.O.D.C.T.;THENCE, WITH SAID BINKLEY AND PARDUE, SOUTH 06 DEGREES 16 MINUTES 24 SECONDS WEST, 237.81 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF RONALD BYRNS JARRELL, SR. AND WIFE, DEBORAH D. JARRELL OF RECORD AS INSTRUMENT NUMBER 20010101009913, R.O.D.C.T.;THENCE, WITH SAID JARRELL AND PARDUE, SOUTH 07 DEGREES 06 MINUTES 12 SECONDS WEST, PASSING BEAZER HOMES CORP. OF RECORD AS INSTRUMENT NUMBER 200812220122059, R.O.D.C.T., NORTHWESTERLY CORNER AT 339.00 FOR A TOTAL OF 768.38 FEET TO AN IRON ROD (OLD) WHICH IS THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID BEAZER HOMES CORP. THE NEXT NINE CALLS:
1) SOUTH 54 DEGREES 29 MINUTES 27 SECONDS EAST, 264.83 FEET TO AN IRON ROD (NEW);
2) SOUTH 36 DEGREES 16 MINUTES 52 SECONDS WEST, 173.37 FEET TO AN IRON ROD (NEW);
3) SOUTH 53 DEGREES 43 MINUTES 08 SECONDS EAST, 176.25 FEET TO AN IRON ROD (NEW);
4) THENCE, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 08 DEGREES 52 MINUTES 12
SECONDS, WITH A RADIUS OF 771.50 FEET, WITH AN ARC LENGTH OF 119.44 FEET, WITH A CHORD BEARING
OF SOUTH 58 DEGREES 09 MINUTES 14 SECONDS EAST, 119.32 FEET TO AN IRON ROD (NEW);
5) SOUTH 31 DEGREES 35 MINUTES 47 SECONDS WEST, 223.70 FEET TO AN IRON ROD

(NEW);
6) SOUTH 34 DEGREES 01 MINUTES 25 SECONDS WEST, 51.16 FEET TO AN IRON ROD (NEW);
7) THENCE, WITH A CURVE CONCAVE TO THE LEFT 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 SOUTH 65 DEGREES 52 MINUTES 55 SECONDS EAST, 197.98 FEET TO AN IRON ROD (NEW);
8) SOUTH 18 DEGREES 40 MINUTES 10 SECONDS WEST, 100.00 FEET TO AN IRON ROD (NEW);
9) THENCE, WITH A CURVE CONCAVE TO THE LEFT WITH A DELTA ANGLE OF 10 DEGREES 07 MINUTES 05 SECONDS, WITH A RADIUS OF 1151.69 FEET, WITH AN ARC LENGTH OF 203.38 FEET, WITH A CHORD BEARING OF SOUTH 76 DEGREES 24 MINUTES 18 SECONDS EAST, 203.12 FEET TO AN IRON ROD (NEW);

THENCE, WITH A NEW LINE OF DIVISION SEVERING BROWN'S FARM LP, OF RECORD AS INSTRUMENT NUMBER 20010604-0057541, R.O.D.C.T, FOR THE NEXT NINE CALLS:
1) THENCE WITH A CURVE CONCAVE TO THE RIGHT WITH A DELTA ANGLE OF 22 DEGREES 49 MINUTES 56 SECONDS, WITH A RADIUS OF 925.00 FEET, WITH AN ARC LENGTH OF 368.61 FEET, WITH A CHORD BEARING OF NORTH 73 DEGREES 19 MINUTES 30 SECONDS WEST, 366.18 FEET TO AN IRON ROD (NEW);
2) SOUTH 25 DEGREES 30 MINUTES 10 SECONDS WEST, 176.06 FEET TO AN IRON ROD (NEW);
3) NORTH 64 DEGREES 29 MINUTES 50 SECONDS WEST, 51.82 FEET TO AN IRON ROD (NEW);
4) NORTH 52 DEGREES 16 MINUTES 38 SECONDS WEST, 241.05 FEET TO AN IRON ROD (NEW);
5) NORTH 41 DEGREES 52 MINUTES 31 SECONDS WEST, 322.58 FEET TO AN IRON ROD (NEW);
6) NORTH 52 DEGREES 45 MINUTES 40 SECONDS WEST, 621.23 FEET TO AN IRON ROD (NEW);
7) NORTH 25 DEGREES 37 MINUTES 31 SECONDS WEST, 175.27 FEET TO AN IRON ROD (NEW);
8) NORTH 04 DEGREES 43 MINUTES 51 SECONDS EAST, 190.22 FEET TO AN IRON ROD (NEW);
9) NORTH 09 DEGREES 31 MINUTES 31 SECONDS WEST, 208.06 FEET TO AN IRON ROD (NEW) IN THE EASTERN LINE OF TERRY L. GRIGGS OF RECORD IN DEED BOOK 9460, PAGE 392, R.O.D.C.T.;

THENCE, LEAVING SAID GRIGGS, GENERALLY WITH THE FENCE FOR THE NEXT TWO CALLS:
1) NORTH 37 DEGREES 00 MINUTES 40 SECONDS EAST, 378.89 FEET TO AN IRON ROD (NEW);
2) SOUTH 54 DEGREES 47 MINUTES 11 SECONDS EAST, 382.83 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF STEVE SYKES OF RECORD IN BOOK 9402, PAGE 538, R.O.D.C.T.;

THENCE, WITH SAID SYKES, GENERALLY WITH THE FENCE LINE, FOR THE NEXT TWO CALLS:
1) SOUTH 07 DEGREES 34 MINUTES 57 SECONDS WEST, 167.20 FEET TO AN IRON ROD (OLD);
2) SOUTH 52 DEGREES 57 MINUTES 31 SECONDS EAST, 326.00 FEET TO AN IRON ROD (OLD), A COMMON CORNER WITH RONALD BYRNS JARRELL, SR. AND DEBORAH D. JARRELL OF RECORD IN INSTRUMENT NUMBER 20010101-009913, R.O.D.C.T.;

THENCE, WITH SAID JARRELL, GENERALLY WITH THE FENCE LINE, SOUTH 54 DEGREES 28 MINUTES 39 SECONDS EAST, 358.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,099,027 SQUARE FEET OR 25.23 ACRES MORE OR LESS.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES, INC, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, ON DECEMBER 8, 2009 BY TED J. STEVENSON II, RLS NUMBER 2136. PROJECT NUMBER 04160, WORK ORDER 7975. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

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.

Exhibit B
Villages of Riverwood – Phase 4
Permitted Encumbrances

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

2. Easement granted to the U.S.A of record in Book 4586, Page 242.

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.

5. Covenants, Conditions and Restrictions of Villages of Riverwood of record in Instrument No. 20080408-0035557.

6. Declaration of Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828.

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