

WHEN RECORDED, RETURN TO:

Beazer Homes Holdings Corp
2005 West 14th Street
Suite 100
Tempe, AZ 85281

ATTN: Ms. Silvia Rico



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 12/01/06 1505
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2006-165275

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company (the "Grantor"), hereby grants to BEAZER HOMES HOLDINGS CORP., a Delaware corporation, ("Grantee"), that certain real property situated in Pinal County, Arizona, described as follows (the "Lots"):

See Exhibit "A" attached hereto

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Lots.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

EXECUTED this 29th day of November 2006.

ACACIA CREDIT FUND 9-A L.L.C.,
a Delaware limited liability company

By: Fund 9-A Management Company L.L.C.,
a Delaware limited liability company
its Managing Member

By: Acacia Capital Corporation,
a California corporation,
its Managing Member

By: Steven S Benson
Steven S. Benson
Its: Executive Vice President

STATE OF ARIZONA)
) ss.
County of Pinal

On November 27, 2006, before me, Lora R. Campbell personally appeared Steven S. Benson the Executive Vice President of Acacia Capital Corporation, a California corporation, the Managing Member of Fund 9-A Management Company L.L.C., a Delaware limited liability company, the Managing Member of ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company, personally known to me (or proved to me) on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lora R. Campbell (Seal)
Notary Public

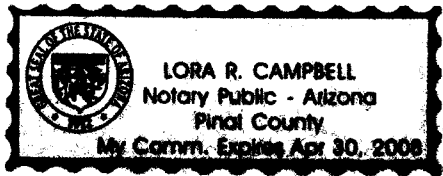
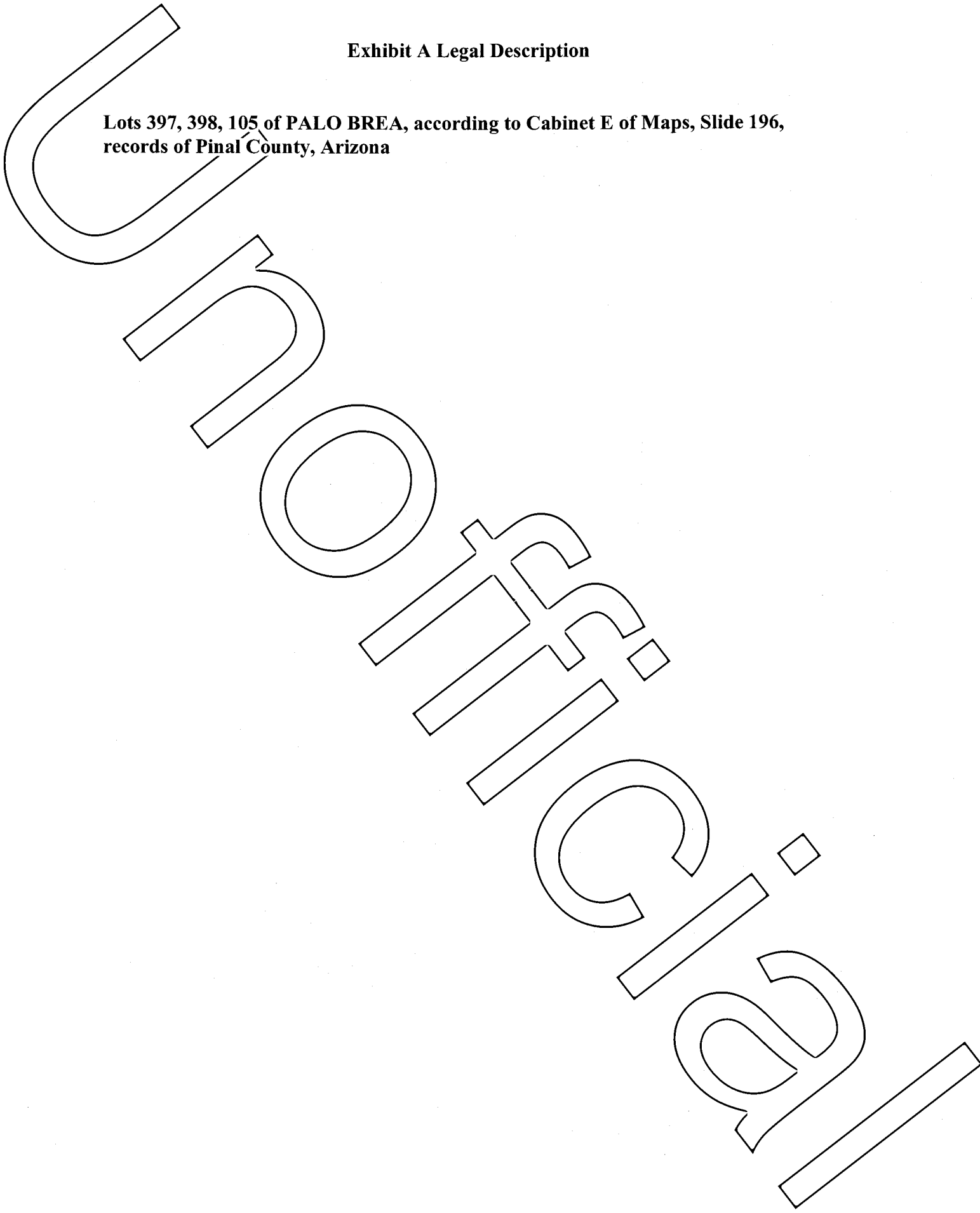


Exhibit A Legal Description

**Lots 397, 398, 105 of PALO BREA, according to Cabinet E of Maps, Slide 196,
records of Pinal County, Arizona**



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 510-12-015B
 BOOK MAP PARCEL SPLIT LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 2
 Please list the additional parcels below (no more than four):
 (1) 510-12-015C (3)
 (2) 510-12-015E (4)

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 (a) _____
 (b) _____
 (c) COUNTY OF RECORDATION: PINAL
 (d) FEE NO: 2006-165275
 RECORD DATE: 12/01/06
 Valid:
 (e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Acacia Credit Fund 9-A
400 East Van Buren, Suite 650
Phoenix, Arizona 85004
 3. (a) BUYER'S NAME AND ADDRESS:
Beazer Homes Holdings Corp.
2005 West 14th Street, Suite 100
Tempe, Arizona 85281
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:
 11. SALE PRICE: \$ 106,361.00
 12. DATE OF SALE (Numeric Digits): 12 / 06
 Month Year
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:
SEE EXHIBIT "A"
 5. MAIL TAX BILL TO:
Beazer Homes Holdings Corp.
2005 West 14th Street, Suite 100, Tempe, Arizona 85281

13. DOWN PAYMENT: \$ 106,361.00
 14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building
 7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____

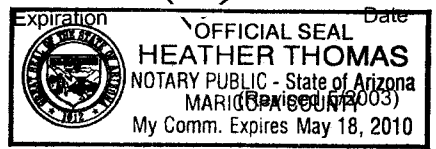
8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
BUYER AND SELLER HEREIN
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE EXHIBIT "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.
SEE ATTACHED
 Signature of Seller/Agent _____
 State of Arizona, County of _____
 Subscribed and sworn to before me this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer/Agent Heather Thomas
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30th day of November, 2006
 Notary Public Heather Thomas
 Notary 5-18-2010



Signature Block
Affidavit of Property Value
Palo Brea

EXECUTED this 29th day of November, 2006.

ACACIA CREDIT FUND 9-A L.L.C., a Delaware limited liability company

By: Fund 9-A Management Company L.L.C., a Delaware limited liability company its Managing Member

By: Acacia Capital Corporation, a California corporation, its Managing Member

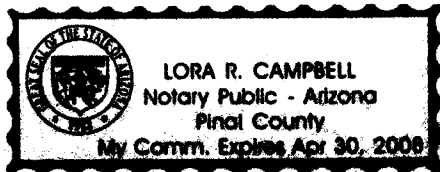
By: Steven S. Benson
Steven S. Benson
Executive Vice President

STATE OF ARIZONA

COUNTY OF PINAL)
) ss.

On November 29, 2006, before me, Lora R. Campbell, Notary Public, personally appeared Steven S. Benson, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.



Lora R. Campbell
Notary Public

Commission Expires: April 30, 2008

Exhibit A Legal Description

**Lots 397, 398, 105 of PALO BREIA, according to Cabinet E of Maps, Slide 196,
records of Pinal County, Arizona**

Shoreline