

First American Title

WHEN RECORDED, RETURN TO:

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

ATTN: Ms. Silvia Rico

NCS: 122423A-1
2 of 3



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYLTLE

DATE/TIME: 10/18/07 1402
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2007-116931

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 15th day of October, 2007.

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 October 15 2007, 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

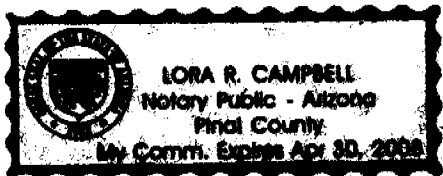


EXHIBIT "A"

LEGAL DESCRIPTION OF OWNER EXCHANGE LOTS

Lots 175 through 182, inclusive, 186 through 188, inclusive, 269, 310 through 314, inclusive, 442 through 447, inclusive, and 522 through 525, inclusive, of PALO BREA, according to Cabinet E of Maps, Slide 196, records of Pinal County, Arizona

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 512-10-175
 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? 26
 Please list the additional parcels below (no more than four):
 (1) 512-10-176 (3) 512-10-178
 (2) 512-10-177 (4) 512-10-179

COUNTY OF RECORDATION: **PINAL**
 FEE NO: **2007-116931**
 RECORD DATE: **10/18/07**

(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 L.L.C.
201 E. Washington Street Suite 1760
Phoenix, AZ 85004

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

3. (a) BUYER'S NAME AND ADDRESS:
Beazer Homes Holdings Corp.
1621 W. Rio Salado Parkway, Suite 103
Tempe, AZ 85281

11. SALE PRICE: 0.00 00
 12. DATE OF SALE (Numeric Digits): 10/07
 Month Year
 (For example: 03 / 05 for March 2005)

(b) Are the Buyer and Seller related: Yes No
 If yes, state relationship: _____

13. DOWN PAYMENT: \$ 0.00 00

4. ADDRESS OF PROPERTY:
Palo Brea - Lots 175-182, 186-188, 269, 310-314, 442-447 & 522-525
, AZ

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: _____

5. MAIL TAX BILL TO:
Beazer Homes Holdings Corp.
1621 W. Rio Salado Parkway, Suite 103
Tempe, AZ 85281

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:
 \$ 0.00 00 AND
 briefly describe the Personal Property: _____

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.

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Company National Commercial
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

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.

Signature of Seller/Agent: Chebi Scheppe
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 18 day of October, 2007
 Notary Public: Sarah Anne Buvala
 Notary Expiration Date: June 19, 2011

Signature of Buyer/Agent: Chebi Scheppe
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 18 day of October, 2007
 Notary Public: Sarah Anne Buvala
 Notary Expiration Date: June 19, 2011



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CONFIDENTIAL