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THIS INSTRUMENT PREPARED BY:

Scott Clements, Esq.
Regional General Counsel
Centex Homes
1064 Greenwood Blvd., Suite 124
Lake Mary, Florida 32746

AFTER RECORDING PLEASE RETURN TO:

Commerce Title Company
Attn: Tabitha Kennedy or Tamara Johnson
2728 N. Harwood Street
4th Floor-Commercial Department
Dallas, Texas 75201

Parcel I.D. #: 38-05-26-014266-043-93
Grantors' Tax Identification No.

For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of 15th day of June, 2005 by **CENTEX HOMES**, a Nevada general partnership ("**Grantor**"), with a mailing address of 6620 Southpoint Drive South, Suite 400, Jacksonville, Florida 32216, to **ADMIRAL HOMES, L.L.C.**, a Florida limited liability company ("**Grantee**") with a mailing address at 11217 San Jose Boulevard, Jacksonville, Florida 32223.

WITNESSETH:

GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee that certain real property located in Clay County, Florida ("**Property**"), legally described on Exhibit "A" attached hereto and incorporated herein this reference.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO all restriction, reservations, covenants, easements, limitations and conditions of record; taxes and assessments for the year 2005 and all subsequent years; land use regulations and restrictions imposed by any governmental authorities; the Fleming Island Plantation Community Development District (the "**CDD**") created pursuant to Chapter 190

Florida Statutes, and under Resolutions No. 2000-13 and 2000-14, adopted February 28, 2000, Resolution 2000-27 adopted June 22, 2000 and;

FURTHER SUBJECT TO:

1. Clay County Ordinances 88-49, as amended by Ordinances 88-61, 91-11, 93-12, 94-58, 98-12, 98-26 and 99-47 as evidenced by Notice of Development Order recorded in Official Records Book 1736, Page 655 of the Public Records of Clay County, Florida; and the Clay County Zoning Ordinance No. Z97-34 as amended by 98-10 approving adoption of the Fleming Island Plantation Planned Unit Development, as may be amended from time to time.
2. The Notice of Development Order received in Official Records Book 1736, Page 655 of the Public Records of Clay County, Florida.
3. The Fleming Island Plantation Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 1834, Page 819, all of the Public Records of Clay County, Florida, as Supplemented to add the Property.

AND GRANTOR hereby covenants with the Grantee that the Grantor will warrant it and will defend the Property against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

*Signed, sealed and delivered in
the presence of:*

Tina Edwards

Tina Edwards
Print

Jamie Menter

Jamie Menter
Print

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Corporation, a
Nevada corporation, its managing partner

By: [Signature]

Name: JAMES F. RILEY

Title: DIVISION PRESIDENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of June, 2005 by James F. Riley, the Division President of Centex Real Estate Corporation, a Nevada corporation and managing partner of Centex Homes, a Nevada general partnership, on behalf of the corporation and the partnership. This individual who is personally known to me.

{Notary Seal must be affixed}



Carol Hart Flow
MY COMMISSION # DD126037 EXPIRES
August 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Carol Hart Flow
Notary Public -State of Florida

Commission Number (if not legible on seal): DD126037My Commission Expires (if not legible on seal): 8/25/06

EXHIBIT "A"

**LEGAL DESCRIPTION TO
ALLOCATION OF DEVELOPMENT RIGHTS**

Lots 93 through 129, inclusive and Lots 142 through 175, inclusive, of CYPRESS GLEN, according to the plat thereof as recorded in Plat Book 46, Pages 43 through 53, inclusive, of the Public Records of Clay County, Florida.

Lot 176, of CYPRESS GLEN - REPLAT NO. 1, according to the plat thereof as recorded in Plat Book 48, Page 33, of the Public Records of Clay County Florida.