Prepared By and Return To:
Law Offices of Robert L. Scruggs
111 Westwood Place, Suite 304
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/25/02 09:53 3pgs
Fees:18.00 Taxes:1121.47
20020425-0051030

Special Warranty Deed

Date April 24, 2002

Grantor Akers Custom Homes, Inc. of Tennessee

Grantee Miele Homes, LLC
6326 Wescates Court
Brentwood, TN 37027

Send Tax Bills To Grantee

Property:

Land in Davidson County, Tennessee, being Lots No. 908 and 909 on the Plan of Abbottsford, Phase II, a Planned Unit Development, of record as Instrument No. 20010502-0044874, and revised in Instrument No. 20020305-0027572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lots.

Map-Parcel Numbers	117-13-B 138	Lot 908
	117-13-B 139	Lot 909

This is unimproved property know as: 908 Bowring Park, Nashville, TN 37215 and 909 Bowring Park, Nashville, TN 37215

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR has bargained and sold, and by these presents does hereby transfer and convey unto GRANTEE, its successors and assigns, the Property, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, State of Tennessee.

This being the same property conveyed to Akers Custom Homes Inc. of Tennessee by Warranty Deed(s) dated May 9, 2001 from Landstar Development, LLC a Tennessee limited liability company, of record as Instrument No. 20010518-0051981 as to Lot No. 908, and as

Instrument No. 20010518-00 51979 as to Lot No. 909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year and subsequent years, matters as contained in the plat if the Subdivision and all easements and restrictive covenants filed for record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

TO HAVE AND TO HOLD the Property, with the appurtenance, with the appurtenance, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is umencumbered, unless otherwise herein set out and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title in the Property to Grantee, its successors and assigns against the lawful claims of all persons whosoever claiming same by, through or under Grantor, but no further or otherwise.

Wherever used, the singular number shall include plural, the plural the singular and the use of any gender shall be applicable to all genders.

Executed as of the date first set forth above.

Akers Custom Homes, Inc. of Tennessee

By: _____
William J. Akers, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **William J. Akers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President of Akers Custom Homes, Inc. of Tennessee**, the within named bargainor, a corporation, and that as such **President** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **President.**

Subscribed and sworn before me this 24th day of April, ~~2002~~.

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JAN. 26, 2006

_____
Notary Public, State of Tennessee

My Commission Expires:

I hereby certify that the actual consideration or value, whichever is greater, for the transfer is $303,100.00

Affiant

Subscribed and sworn before me this 24th day of April, 2002.

Notary Public

Printed Name: Robert L. Scruggs

My Commission Expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan. 30, 2006