Davidson County DEEDWARR
Recvd: 04/21/05 12:52 2 pg
Fees:13.00 Taxes:629.00

20050421-0044520

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

WILLIAMSON COUNTY
K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marquis Homes LLC
1700 Hayes Street, Ste 104
Nashville,Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
part of 135-00-0-329

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vastland Nashboro Development, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Marquis Homes LLC** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Units 307, 308, 309, 310, and 311, Nashboro Village - Tract 21, Phase II, as set forth in Instrument No. 2005022220018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Vastland Nashboro Development, LLC by special warranty deed from WDN Properties, Ltd., of record in Instrument No. 20020507-0056328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Instrument 200502220018814, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as

supplemented by instruments recorded in Book 5469, page 840, and Book 7751, page 907, Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4821, page 109, Book 7225, Page 239, Book 11594, page 299, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument # 20050222-0018813, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument #200502220018814, for Nashboro Village Tract 21, Phase II, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as Lots 307, 308, 309, 310, & 311 Nashboro Village, Antioch, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of April, 2005.

Vastland Nashboro Development, LLC

By: Eric Alldredge, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric Alldredge, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of the limited liability company and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said Eric Alldredge, as such Secretary.

Witness my hand and official seal this 8th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY