Davidson County DEEDWARR
Recvd: 06/29/05 14:36 2 pgs
Fees:13.00 Taxes:1036.00
20050629-0074938

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of June, 2005.

Notary Public

My Commission Expires:
EXPIRES: FEBRUARY 19, 2007

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
Tulip Cove Subdivision, Lots 1-4 & 23-26
Nashville, TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
part of 076-00-0-002

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, **MS Development** 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 Lots No. 1, 2, 3, 4 , 23, 24, 25, and 26 on Tulip Cove, as shown in Exhibit "B" of Master Deed Plot Plan as recorded in Instrument No. 200505250059119, in the 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 MS Development, a Tennessee general partnership by warranty deed from Richard A. Nelson of record in Instrument No. 20040310-0027449, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Boundary Plat of record in Instrument 200505170055768, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, By-laws, Charter HOA and Master Deed of record in Instrument 200505250059119, Register's Office for &*V28& County, Tennessee.

Easement of record in Book 10413, Page 841 and Book 412, page 640, 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 Tulip Cove Subdivision, Lots 1-4 & 23-26, Nashville, TN.

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 16th day of June, 2005.

MS Development

By: _____

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MACK MCCLUNG AND JAMES C. SPANGLER WITH WHOM I AM PERSONALLY ACUQINTED AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF THE TENNESSEE GENERAL PARTNERSHIP AND THAT HE AS SUCH GENERAL PARTNER BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THERIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16TH DAY OF 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/2/06

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05