Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gregory & Julie Tabar 119 Hearthstone Manor Circle Brentwood, TN 37027	Map 160-15A-31.00	Owner

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (ACB)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MONTECITO I, LLC,** a Nevada limited liability company (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **GREGORY F. TABAR and wife JULIE P. TABAR** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 6250, page(s) 492, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions contained in an instrument of record in Book 6424, page 839, as amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, as re-recorded in Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, and Book 11404, page 149, said Register's Office.

4. Rules and Regulations of record in Book 11749, page 481, said Register's Office.

This is improved property located at 119 Hearthstone Manor Circle, Brentwood, Tennessee 37027.

Davidson County DEEDWARR
Recvd: 09/27/05 12:57 3 pgs
Fees:18.00 Taxes:738.15
20050927-0115974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,500.

Affiant

Subscribed and sworn to before me this 26th day of September, 2005.

Notary Public
My Commission Expires: Nov. 22, 2008

SANDRA K. NAPLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 26th day of September, 2005.

MONTECITO I, LLC

By: _____
Michael G. Lindley, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann D. Caste the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael G. Lindley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be sole member of Montecito I, LLC, the within named bargainor, a limited liability company, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and seal, at office, this the 26th day of September, 2005.

Ann D. Caste
NOTARY PUBLIC

My Commission Expires:_____

ANN D. CASTE
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 31, 2007



EXHIBIT A

Legal Description
109 Hearthstone Manor Circle
Brentwood, Tennessee

Land in Davidson County, Tennessee, being Lot 31, as shown on the map entitled Condominium Site Plan, Phase II, Hearthstone Manor Subdivision, of record in Plat Book 6200, page 144, as amended in Book 6250, page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by Deed from Hearthstone Manor Partners, II, a Tennessee general partnership, dated March 18, 2004 and of record as Instrument No. 20040330-0035687, said Register's Office.