STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,533.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2005.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/06/05 12:50 2 pgs
Fees:13.00 Taxes:553.27
20051206-0146737

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ellen Lynn McDowell

735 Tulip Grove Rd., #104
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

Part of 076-00-0-002.00

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, Marquis Homes, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Ellen Lynn McDowell, an unmarried woman, 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 Lot No. 3 of 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 a part of the same property conveyed to Marquis Homes, LLC by Warranty Deed from MS Development of record in Instrument No. 20050629-0074938, Register's Office for Davidson County, Tennessee dated June 16, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Boundary Plat of record in Instrument No. 200505170055768, said Register's Office.

Restrictions, Easements, By-Laws, Charter HOA and Master Deed of record in Instrument No. 200505250059119, said Register's Office.

Easement of record in Book 10413, Page 841, and Book 412, Page 640, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 735 Tulip Grove Rd., #104, Hermitage, TN 37076.

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 30th day of November, 2005.

Marquis Homes, LLC

_____

_____, Chief Manager
James Sanglee

_____ _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Sanglee, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Chief Manager of Marquis Homes, LLC (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 11/30/2005.

Witness my hand and official seal this 30th day of November, 2005.

_____
Notary Public

My Commission Expires: 10/20/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY