Davidson County DEEDWARR
Recvd: 12/09/05 14:13 2 pgs
Fees:13.00 Taxes:599.24
20051209-0148411

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,957.00.

Affiant

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

Notary Public

My Commission Expires: _____

TERASINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. [illegible]

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:
Horace W. Grant

2614 Nashboro Blvd
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

Part of 19-135-0-329.00

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 Horace W. Grant, 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 Unit 307, 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 a part of the same property conveyed to Marquis Homes, LLC by Warranty Deed from Vastland Nashboro Development, LLC of record in Instrument No. 20050421-0044520, Register's Office for Davidson County, Tennessee dated April 8, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 2005022220018814, Register's Office of said County.

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.

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 2006, 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 2614 Nashboro Blvd, Nashville, TN 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 30th day of November, 2005.

Marquis Homes, LLC

Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Spangler, 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: 10/10/09

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

251100928