STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

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

Notary Public

My Commission Expires: 10/10/09

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

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, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

163-00-0-188. 376 and 377.00

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, Vastland Development, Inc., a Tennessee corporation hereinafter referred to as Grantors, hereby transfers and conveys to Marquis Homes, LLC, a Tennessee limited liability company, 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. 920, 922, 924, 926, 928, 930, 929, 931, 933, 935, 937, 941, 943, 945 and 947 on the plan of Mill Park Commons, a Horizontal Property Regime as set forth in Exhibit B, Master Deed Lot layout, Phase IV Mill Park Townhomes recorded in Instrument No. 200511280143120 Register's Office for Davidson County, Tennessee to which plat reference is

Being part of the same property conveyed to Vastland Development, Inc., by deed from Vastland Eatherly McClung Partnership, a Tennessee General Partnership of record in Instrument No. 20051128-0143118 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Instrument No. 200511280143120 Register's Office for Davidson County, Tennessee.

251200293

Davidson County DEEDWARR
Recvd: 12/20/05 11:00 2 pgs
Fees:13.00 Taxes:1776.00

20051220-0152487

Master Deed and By-Laws of record in Book 11167, page 757, Book, 10719, page 425, Book 10719, page 464, Book 11167, page 759 Register's Office for Davidson County, Tennessee.

Charter of record in Book 10719, page 419 Register's office for Davidson County, Tennessee.

All other easements and restrictions of record.

Taxes for the year(s) 2006 and thereafter, a lien not yet due and payable.

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.

This is unimproved property known as 16 Lots Mill Park Commons.

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 December, 2005.

Vastland Development, Inc.

By:
Its:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike McClung with whom I am personally acquainted and who proved himself to be the President of Vastland Development, Inc., the bargainor and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

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

251200293