Davidson County DEEDWARR
Recvd: 12/20/05 11:02 2 pgs
Fees:13.00 Taxes:531.64

20051220-0152489

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,685.68.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th 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 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

135-00-0-329 P/O

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 Nashboro Development, LLC 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. 276, 277, 278, 279 Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, page 159, and as shown on amendment to the restrictions of record in Instrument No. 200502220018814 in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of said property

Being part of the same property conveyed to Vastland Nashboro Development, LLC a Tennessee Limited Liability Company, by deed from WDN Properties, Ltd., of record in Instrument No. 20020507-0056328 Register's office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4660, Page 159, and as amended in Instrument No. 200311180168332, Register's Office of said County.

[redacted]0765

Restrictive Covenants of record in Deed Book 4827, Page 14, at Instrument No. 200103220027768, and in Book 11703, Page 520, Register's Office of said County

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 lots 276 – 279 Nashboro Village.

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 14th day of December, 2005.

Vastland Nashboro Development, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mack H. McClung, with whom I am personally acquainted and who proved himself to be the Managing Member of Vastland Nashboro Development, LLC, 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 14th day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

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