BOX 48A

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,550.00.

Elizabeth G Bailey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of January, 2006.

Teresa D. Dorsey
Notary Public

My Commission Expires: 9-21-09

THERESA D. DORSEY NOTARY PUBLIC WILLIAMSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 01/25/06 11:15 2 pgs
Fees:13.00 Taxes:605.14
20060125-0009468

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth G. Bailey

735 Tulip Grove Rd.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

75-12-0-F-010

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 toElizabeth G. Bailey, an unmarried person, 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. 10 a/k/a Unit 118, on the Plan of Tulip Cove Townhomes, a horizontal property regime with private elements, as shown in Exhibit "B" of Master Deed Plat Plan of record in Instrument No. 20050525-0059119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Marquis Homes, LLC by Warranty Deed from MS Development, dated August 12, 2005, of record in Instrument No. 200050822-0099577, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants of record in Instrument No. 20050525-0059119, said Register's Office.

Subject to all matters as shown in Exhibit "B" of Master Deed Plat Plan of record in Instrument No. 20050525-0059119, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

Easement for sewer purposes of record in Book 4123, Page 640, said Register's Office.

Plumbing permit of record in Book 10413, Page 841, said Register's Office.

Subject to all matters on the Boundary Plat of record in Instrument No. 20050517-0055768, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

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 735 Tulip Grove Rd., 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 24th day of January, 2006.

Marquis Homes, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R. Barrett, Jr., 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 Authorized Agent 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 1/24/2006.

Witness my hand and official seal this 24th day of January, 2006.

Lea Ann Kelly Barrett
Notary Public

My Commission Expires: 10-10-09

LEA ANN KELLY BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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