Davidson County DEEDWARR
Recvd: 02/02/06 10:34 2 pgs
Fees:13.00 Taxes:547.60

20060202-0013112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Tony Sidwell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of January, 2006.

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, a Tennessee Limited Liability Company
1700 Hayes Street, Ste 104
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

76-00-0-002

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, MS Development, a Tennessee General Partnership comprised of Mack H. McClung and James C. Spangler 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. 15, 16, 17 and 18 of Tulip Cove, as shown in Exhibit "B" of Master Deed Plat Plan as recorded in Instrument 20050525-0059119 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 part of the same property conveyed to MS Development, a Tennessee general partnership by warranty deed from Richard A. Nelson of record in Instrument no. 20040310-0027449, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Boundary Plat of record in Instrument 200505170055768, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, By-laws, Charter HOA and Master Deed of record in Instrument 200505250059119, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10413, page 841 and book 412, page 640, 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 yea 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 unimproved property known as Lots 15 - 18 Tulip Cove.

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 27th day of January, 2006.

MS Development

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jan C Sanger with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of the Tennessee General Partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 27th day of January, 2006.

_____
Notary Public

My Commission Expires: 10/20/09

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

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