SOUTHLAND TITLE

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00 Affiant

Subscribed and sworn to before me, this 21st day of February, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/23/06 10:01 2 pgs
Fees:13.00 Taxes:1128.13

20060223-0021070

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Design Homes, Inc.	New Owner	131-06
(NAME)	(NAME)	(MAP)
1066 Vaughn Crest Drive		024.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William D. Rosenberg , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Classic Design Homes, Inc., a Tennessee corporation, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being the Easterly 80 feet of Lot No. 10 and the Westerly 20 feet of Lot No. 11 of Block 6 on the Map of Overton Hills, of record in Book 843, page 66, Register's Office for Davidson County, TN.

Said parts of Lot Nos. 10 and 11 front together 100 feet on the southerly side of Overhill Drive and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to William D. Rosenberg by deed from Martha B. Hall and John A. Thweatt, of record in Book 7903, page 371, Register's Office for Davidson County, TN.

This is not the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2007 Overhill Drive, Nashville, Tennessee 37215

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 21st day of February, 2006.

William D. Rosenberg

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF GEORGIA
COUNTY OF HALL

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William D. Rosenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at GAINESVILLE, GA, on this the 21st day of February, 2006.

Ruth M. Wade
Notary Public

My Commission Expires:

RUTH M. WADE
NOTARY PUBLIC
HALL CO., GA
MY COMMISSION EXPIRES
FEB. 27, 2009