Davidson County DEEDWARR
Recvd: 03/24/06 10:10 2 pgs
Fees:13.00 Taxes:656.75
20060324-0033691

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17 day of March, 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
1700 Hayes Street, Ste 140
Nashville, TN 37203
,

SEND TAX BILLS TO:
NEW OWNER
1700 Hayes Street, Ste 140
Nashville, TN 37203

MAP-PARCEL NUMBERS:

76-00-0-002 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, **MS Development, A Tennessee General Partnership** hereinafter referred to as Grantor, 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 Units No. 73, 74, 75, 76 and 77 of Tulip Cove, as shown in Exhibit B of Master Deed Plat Plan as recorded in Instrument No. 200505250059119 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 MS Development, a Tennessee General Partnership by Deed of Record in Instrument No. 200403100027449 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Boundary Plat of record in Instrument No. 200505170055768 Register's Office for Davidson County, Tennessee.

Restrictions, Easements, By-Laws, Charter HOA and Master Deed of record as Instrument No. 200505250059119 said Register's Office.

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 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 unimproved property known as Lots 73 - 77 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 17 day of March, 2006.

M.S. Development

By: James C Spagh
Its General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State James C Spagh with whom I am personally acquainted, and who proved himself to be the General Partners of MS Development, the bargainor, a Tennessee General Partnership, and who, being authorized to do so, acknowledged he executed this instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of March, 2006.

Notary Public

My Commission Expires: 10/10/09

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