Return To:
#600086

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/31/06 12:57 2 pgs
Fees:13.00 Taxes:1096.37
20060331-0036719

File Box 30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006030013

The actual consideration or value, whichever is greater, for this transaction is $296,315.00.

Affiant

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

My Commission Expires:

Sworn to and subscribed before me this 28th day of March, 2006.

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Joseph D. Yuhasz, 1408 Bridgecross Parkway Hermitage, TN 37174	Marketstreet Mortgage Corp. PO Box 22128 Tampa, FL 33622-2128	98-6-A-31.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Newmark Homes, L.P., a Texas Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph D. Yuhasz, a married man,** their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows

Being Lot No. 27 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, Register's Office for Davidson County, Tennesse, to which refence is made for a more complete description.

Being part of the same property conveyed to Newmark Homes, LP by Warranty Deed from Bridgewater Hermitage, LLC, of record in Instrument No. 20051207-0147189, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2006 taxes, which have been prorated and assumed by Grantee, taxes for subsequent years, a lien not yet due and payable; zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record; subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, and other matters of public record.

This is improved property known as 1408 Bridgecross Parkway, Hermitage, TN 37174.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 28th day of March, 2006.

Newmark Homes, L.P.

By: Elaine Rogers

Elaine Rogers, V.P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Belinda J. Cottrell of the state and county mentioned, personally appeared Elaine Rogers, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P., a Texas Limited Partnership, the within named bargainor, and as such Division Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P.

Witness my hand, at office, this 28th day of March, 2006.



Belinda J Cottrell
Notary Public