Davidson County DEEDWARR
Recvd: 04/18/06 10:12 4 pgs
Fees:23.00 Taxes:3515.00
20060418-0043949

GENERAL WARRANTY DEED

FROM: TREETOP BUILDERS, INC., Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: MARK DILLARD and SHANNON FERRIS, Grantee

Address New Owner(s) as Follows: **MARK DILLARD & SHANNON FERRIS**
1825 Tyne Blvd.
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:
SAME AS NEW OWNER

Map-Parcel Numbers:
144-0-77

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Fifty Thousand and No/100 Dollars ($950,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of April, 2006.

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: My Commission Expires JUNE 8, 2008

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FOR AND IN CONSIDERATION OF the sum of Nine Hundred Fifty Thousand and No/100 Dollars ($950,000.00), the receipt and sufficiency of which are hereby acknowledged,

TREETOP BUILDERS, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MARK DILLARD and SHANNON FERRIS ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1825 Tyne Boulevard, Nashville, TN 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 13 day of April, 2006.

TREETOP BUILDERS, INC.

By: _____

Title: President

11964N:060731:668170:1:NASHVILLE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Before me, undersigned, a Notary Public of said County and State, personally appeared WALTER E. RICHARDSON, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~H~~himself to be President (or other officer authorized to execute the instrument) of TREETOP BUILDERS, INC., the within named bargainor, a President corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by ~~H~~himself as President.

Witness my hand and seal this 13 day of April, 2006.

Notary Public

My Commission Expires:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tyne Park Subdivision, as of record in Book 7900, page 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Treetop Builders, Inc., by deed of record as Instrument No. 20030924-0141440, said Register's Office.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Taxes for 2006 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Book 7900, page(s) 933, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8009, page 13, said Register's Office.

4. Easement for driveway of record in Book 9652, page 791, said Register's Office.

5. Easement for waterline of record as Instrument No. 20020523-0062946, said Register's Office.

6. Easement for the flow of Richland Creek.