Davidson County DEEDWARR
Recvd: 05/15/06 14:32 2 pgs
Fees:13.00 Taxes:795.33
20060515-0056867

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,953.54.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of May, 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:
135-12-0-E
Parcels 301, 302, 303, 304, 305, 306

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, **Vastland Nashboro Development, LLC** hereinafter referred to as Grantor, hereby transfers and conveys to **Marquis Homes, LLC,** a Tennessee limited liability company, hereinafter referred to as Grantee, its successors 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 unit nos. 301, 302, 303, 304, 305 and 306 Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, page 159, and as shown on amendment to the restrictions of record in Instrument No. 200502220018814 in the 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 Vastland Nashboro Development, LLC, by deed from WDN Propeties, Ltd., of record as Instrument No. 20020507-0056328 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4660, Page 159, and as amended in Instrument No. 200311180168332, Register's Office of said County.

Charter and By-Laws of Fairway Pointe HOA of record in Book 11703, page 520,and Book 11703, page 560 as amended in Instrument No. 20031118-0168332 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 4827, Page 14, at Instrument No. 200103220027768, and in Book 11703, Page 520, Register's Office of said County

Subject to all matters on the PUD Boundary Plat of Nashboro-Fairway Pointe of record as Instrument No. 20020710-0083054 Register's office for Davidson County, Tennessee.

Subject to all matters of record in Instrument No. 20020820-0100664 Register's Office for Davidson County, Tennessee.

Public Right-of Way Dedication of record in Book 4460, page 149-151 Register's Office for Davidson County, Tennessee.

Easements of record in Book 8870, page 887, Book 10110, page 854, Book 4868, page 74, Book 4815, page 425, Instrument No. 20001012-0101575 Register's Office for Davidson County, Tennessee.

Memorandum of Lease of record in Book 10690, page 327 Register's Office for Davidson County, TN.

Storm Water Detention Agreement of record as Instrument No. 20010314-0024179 said Register's Office.

License to Use Fitness Center of record as Instrument No. 20020507-0056329 said Register's Office.

This is unimproved property known as Units 301 - 306 Nashboro Vilillage, ,.

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 11th day of May, 2006.

Vastland Nashboro Development, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Mark McClung, with whom I am personally acquainted and who proved himself to be the Chief Manager of Vastland Nashboro Development, LLC, a Tennessee limited liability company, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

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

260500734