Davidson County DEEDWARR
Recvd: 05/30/06 10:03 2 pgs
Fees:13.00 Taxes:625.34

20060530-0062847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,010.72.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

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 104
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

135-00-0-329P/P Lots 256, 257, 258 and 259

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 Grantors, hereby transfers and conveys to Marquis Homes, LLC, hereinafter referred to as Grantee, 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. 256, 257, 258, and 259 on the Plan of Phase One Nashboro Village at Fairway Pointe as of record in Plat Book 4660, page 159 as amended in Instrument No. 200502220018814 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Vastland Nashboro Development, LLC by deed from WDN Properties, Ltd., of record in Instrument No. 200205070056328 Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of Record in Book 4660, page 159 as amended in Instrument No. 200502220018814 Register's Office for Davidson County, Tennessee.

Taxes for the year(s) 2006 and thereafter, a lien not yet due and payable.

Restrictive Covenants of record in Instrument No. 200502220018814 Register's Office for Davidson County, Tennessee

Easements of record in Book 4821, page 109, Book 7225, page 239, Book 11594, page 299 Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11703, page 520 and Instrument No. 200502220018813 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.

This is unimproved property known as Lots 256 - 259 Nashboro Village, Nashville, TN.

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 24th day of May, 2006.

Vastland Nashboro Development, LLC

By: _____
Mack McClung, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mack H. McClung, with whom I am personally acquainted and who proved himself to be the Chief manager of Vastland Nashboro Development, LLC, the bargainor 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 24th day of May, 2006.

_____
Notary Public

My Commission Expires: 10/10/09

