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TRACT

Davidson County DEEDWARR
Recvd: 06/02/06 16:00 5 pgs
Fees:28.00 Taxes:1998.00
20060602-0065489

SPECIAL WARRANTY DEED

FROM: Richard A. Halstead, Alan D. Edgin, and J. Anthony Vaughn

TO: Homes By Design, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Homes By Design, LLC Attn: Harold D. Feener P.O. Box 1567 Mt. Juliet, TN 37121	Same	A portion of Map 96-9, Parcel 97.00 Map 96-9, Parcel 96.00 Map 96-13, Parcel 20.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $540,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of May, 2006.

NOTARY PUBLIC
AT LARGE
Traci Henry Notary Public

My Commission Expires: My Commission Expires March 20, 2010 STATE OF TENNESSEE

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard A. Halstead, Alan D. Edgin, and J. Anthony Vaughn** (hereinafter collectively called the "Seller") by these presents does transfer, sell and convey unto **Homes By Design, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property known as Lot 3 of the final Plat of Whitland Crossing, Nashville, TN.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 31st day of May, 2006.

SELLER:

Richard A. Halstead

Alan D. Edgin

J. Anthony Vaughn

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard A. Halstead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of May, 2006

Notary Public

My Commission Expires:

TRACI HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alan D. Edgin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of May, 2006

Traci Henry
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Anthony Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of May, 2006

Traci Henry
Notary Public

My Commission Expires

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Lot 3 on the Final Plat of Whitland Crossing as set forth as Instrument Number 20060531-0063577, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to **Richard A. Halstead, Alan D. Edgin, and J. Anthony Vaughn** by deed of record at Instrument No. 20060602-0065487 and No. X, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006, a lien, which are not yet due and payable.

2. All matters shown on the Final Plat of Whitland Crossing of record as Instrument Number 20060531-0063577, in the Register's Office of Davidson County, Tennessee.