Davidson County DEEDWARR
Recvd: 06/05/06 13:26 2 pgs
Fees:13.00 Taxes:1657.60

20060605-0066109

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

The actual consideration or value, whichever is greater, for this transaction is $ 448,000.00

Affiant

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

Sworn to and subscribed before me this 2nd day of June 2006.

Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
		Part of
Newmark Homes, L.P.	Same as New Owner	163-96.01
325 Seaboard Lane, #100		
Franklin, TN 37067		

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, **Coleman Lake Partners, L.L.C.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Newmark Homes, L.P., a Texas Limited Partnership**, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lots **1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13**, and **14** as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and as amended in Instrument 20060419-0045063, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said lots. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime, and was prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive, Nashville, Tennessee 37204.

Being part of the same property conveyed to Coleman Lake Partners, L.L.C., by warranty deed from Barbara A. McCall, f/k/a Barbara Annette King, and Tony M. McCall, of record in Instrument No. 20050218-0018753 and re-recorded in

Instrument No. 20050413-0041301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to real estate taxes and special assessments which are a lien but are not payable or delinquent, and all easements and restrictions of record.

This is unimproved property known as 1382 Rural Hill Road, Units 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, and 127, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of June 2006.

Coleman Lake Partners, L.L.C.

By: _____

William A. Watson, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Jeff Farris of the state and county mentioned, personally appeared William A. Watson, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be Chief Manager of Coleman Lake Partners, L.L.C., the within named bargainor, and as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

Witness my hand, at office, this 2nd day of June 2006.

My Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

_____
Notary Public