Davidson County DEEDWARR
Recvd: 06/09/06 14:20 2 pgs
Fees:13.00 Taxes:589.41
20060609-0068923

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Ste 400
Nashville, TN. 37203
Box 32

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $159,300.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 21, 2009

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Drees Premier Homes, Inc. 1604 Westgate CIrcle Brentwood, TN. 37027	SAME	P/O 186-21.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Drees Premier Homes, Inc., a Ohio Corporation** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot Nos. 168, 169 and 174 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as shown by plat appearing of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument Nos. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to DREES PREMIER HOMES, INC., its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with DREES PREMIER HOMES, INC., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to DREES PREMIER HOMES, INC., its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: The 2006 property taxes and any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot Nos. 168, 169 & 174 –Burkitt Place Subdivision, Phase 1A, Section 2, Nolensville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 2nd day of June, 2006.

Burkitt Place Development, LLC

By: Lisa Carnes

Lisa Carnes, Secretary
Lot Nos.168, 169 & 174 – Burkitt Place,
Phase 1A, Section 2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Carnes, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that she as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by herself as such Secretary.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 2nd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is made subject to:

Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.
2. All matters shown on the plat of record in Instrument No. 20060315-0029571, as corrected in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 20060306-0025388, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps & Appurtenances Easement, of record in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083, Register's office for Davidson County, Tennessee.
8. P.U.D. Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
9. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.