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This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 07/03/06 08:29 2 pgs
Fees:13.00 Taxes:962.00
20060703-0078831

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
RJ York Homes, LLC **2507 Westfield Drive** **Lebanon, Tennessee 37090**	**New Owner**	**Map and Parcels:** **63-16-C-48 Unit 48** **63-16-C-49 Unit 49** **63-16-C-50 Unit 50** **63-16-C-51 Unit 51** **63-16-C-52 Unit 52** **63-16-C-53 Unit 53** **63-16-C-54 Unit 54**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Mary R. Baker
AFFIANT

Sworn to and subscribed before me
This 29th day of June, 2006.

Laurie M Hart
NOTARY PUBLIC
My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JO-MAC PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto the RJ YORK HOMES LLC, a Tennessee limited liability company, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit Nos. 48, 49, 50, 51, 52, 53, 54 and 55, on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a part of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company by quitclaim deed from William E. Jones and wife, Phyllis Jones of record in Instrument No. 20000310-0025238, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it 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 follows:

1. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 63-16-C-48 (Unit 48), 63-16-C-49 (Unit 49) 63-16-C-50 (Unit 50) 63-16-C-51 (Unit 51) 63-16-C-52 (Unit 52) 63-16-C-53 (Unit 53) 63-16-C-54 (Unit 54) and 63-16-C-55 (Unit 55).

2. All matters appearing on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing as Exhibit A to Instrument No. 20031031-0660338, filed for record in Instrument No. 200107030070299, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001206-0120233, Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338 and Instrument No. 20040226-0022056, Register's Office for Davidson County, Tennessee.

4. By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486, Register's Office for Davidson County, Tennessee.

5. Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385, as amended in Instrument No. 20020128-0011789, Register's Office for Davidson County, Tennessee.

6. Attorney's Certification for Hermitage Springs Estates Homeowners Association, Inc. of record in Instrument No. 20010717-0075891, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.

GRANTOR warrants and will defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

This is (X) unimproved property known as 5208, 5210, 5212, 5214, 5216, 5218, 5220 and 5222 South Fork, Old Hickory, Tennessee 37138.

WITNESS our hands this 29th day of June, 2006 in Franklin, Tennessee.

JO-MAC PROPERTIES, LLC

BY: _____
John N. Weckesser, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John N. Weckesser, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of JO-MAC PROPERTIES, LLC, the within bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand this 29th day of June, 2006, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010