Box 8



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $598,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2006.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 07/10/06 11:17 2 pgs
Fees:13.00 Taxes:2212.60

20060710-0082334

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Timothy Holman **Virginia Ann Spini**	Megastar Financial Corp	**Map 104-16, Parcel 271**
1707 Beechwood Avenue	3773 Cherry Creek North	
Nashville, TN 37212	Denver, CO 80209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Storybook Homes, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Timothy Holman and spouse, Virginia Ann Spini

HEREINAFTER CALLED THE GRANTEES, 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 the easterly half of Lot 232, on the Map of Belmont Land Company's Subdivision, called Belmont Heights, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard May, married, by Warranty Deed, from Gregory Trostle and wife, Wendy Smith, of record in Instrument No. 20051219-0151921, Dated December 15, 2005, Register's Office for Davidson County, Tennessee. Richard May conveyed said property by Quitclaim Deed, to Storybook Homes, LLC, of record in Instrument No. 20051229-0156215, Dated December 15, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 34, Register's Office for DAVIDSON County, Tennessee.

This is improved property known as 1707 Beechwood Avenue, Nashville, TN 37212.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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/our hand(s) this 6th day of July, 2006.

Storybook Homes, LLC

X _____

By: Richard May, Chief Manager

X _____

By: Dennis Kurttila, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Richard May, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Storybook Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 6th day of July, 2006.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dennis Kurtilla, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of Storybook Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand, at office, this 6th day of July, 2006.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06407-SH**
RECORD & RETURN TO:

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