AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/03/06 08:35 3 pgs
Fees:18.00 Taxes:639.73
20061103-0136607

This Instrument Was Prepared By:
Michael J. Philbin, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215
615-320-3262

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel:**
Patrick S. Osborne 4016 Longfellow Drive Nashville, TN 37214	Wilmington Finance 401 Plymouth Road, Suite 400 Plymouth Meeting, PA 19462	**62-2-B-37CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Buck Model Investments, LLC, a Delaware limited liability company**, (collectively referred to as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick S. Osborne, an unmarried man** (the "Grantee"), its successors and assigns, a tract or parcel of land located in **Davidson** County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 121 on the plan of Abbington Park, Phase One, Section One of record in Instrument No. 20030328-0041019, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Buck Model Investments, LLC, a Delaware limited liability company by deed dated January 31, 2006 from Beazer Homes Crop., a Tennessee Corporation of record in Instrument No. 20060203-0014061, Register's Office for Davidson County, Tennessee.

This is improved property known as **4016 Longfellow Drive, Nashville, TN 37214** (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple and has a good right to convey it, subject to those matters set forth on Exhibit B attached

hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to Property against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2006.

Buck Model Investments, LLC

By: BRIAN K. MURRAY
Its: VP

STATE OF VIRGINIA
COUNTY OF HENRICO

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRIAN K. MURRAY with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the designated agent and Attorney in Fact for Buck Model Investments, LLC, the within named bargainor, and that he/she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/ herself as its designated agent and Attorney in Fact.

Witness my hand and official seal this 27th day of October, 2006.

Commission expires: 12/31/09

Melanie Jean Milam Craig
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $172,900.00.

Nicholas Greco
Affiant

Subscribed and sworn to before me this 27th day of October, 2006.

Shelly Abell
Notary Public
My Commission Expires: _____

Shelly Abell
My Commission Expires
March 20, 2010

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2007 and subsequent years, a lien, but are not yet due and payable. (M&P 62-2-B-37CO)

2. Restrictive covenants of record in Instrument No. 20030213-0020075, said Register's Office.

3. By-Laws of record in Instrument No. 20030303-0027406, said Register's Office.

4. Charter of the Homeowner's Association of record in Instrument No. 20030303-0027405, said Register's Office.

5. The Plan of Record in Instrument No. 20030328-0041019, said Register's Office, shows an owner's certificate and a 20 foot easement for public utility and drainage purposes along the front line(s) of said lot.