File Box 30

Davidson County DEEDWARR
Recvd: 11/03/06 12:36 3 pgs
Fees:18.00 Taxes:7812.13

20061103-0136971

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $2,111,386.60.

Subsribed and sworn before me this the 16th day of October, 2006.

Affiant

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600741
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Corinthian Custom Homes, Inc
512 Autumn Springs Ct, Ste 100
Franklin, TN 37064

Send tax bills to:
New Owner

Map 53 Parcel 21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Alvin R. Hawkins and Ernestine M. Hawkins and David A. Hawkins and Richard R. Hawkins and Stephen M. Hawkins and Andrew M. Hawkins and Kenneth E. Hawkins

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Corinthian Custom Homes, Inc

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit "A"

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS Canton Pass, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 16th day of October, 2006.

Legal Description
Exhibit "A"

Being all of Phase 1, the area designated as Future Development and the area designated as Open Space & Public Utility & Drainage Easement shown on Canton Pass Subdivision, Phase One of record in Instrument Number 20041008-0121828 at the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at a corner common with the property of Forrest V. McFatridtge, EtUx of record in Book 8642, Page 32 at the Register's office for Davidson County, also known as Lot 5A on the unrecorded plat of Nawakwa Hills, River Front Section;

Thence with the northerly property line of Nawakwa Hills, North 50 deg 17 min 16 sec West, 916.11 feet to an existing iron rod at a corner common with the property of Randall Phillips Homes, LLC of record in Instrument Number 20021018-0128179;

Thence with the northerly property line of said Randall Phillip Homes for the following eight calls:

1) North 42 deg 21 min 07 sec West, 219.98 feet to an existing iron rod,
2) North 49 deg 46 min 22 sec West, 599.87 feet to an existing iron rod,
3) North 53 deg 07 min 18 sec West, 400.07 feet to an existing iron rod,
4) North 41 deg 38 min 37 sec West, 162.99 feet to an existing iron rod,
5) North 46 deg 31 min 28 sec West, 962.04 feet to an existing iron rod,
6) North 48 deg 26 min 57 sec West, 194.96 feet to an existing iron rod,
7) North 46 deg 36 min 57 sec West, 607.89 feet to an existing iron rod,
8) North 34 deg 19 min 34 sec West, 305.91 feet to an existing concrete monument at a corner common with Section Three, Sequoia Valley of record in Plat Book 4460, Page 83;

Thence with the northerly property line of said Sequoia Valley, North 36 deg 12 min 27 sec West, 948.14 feet to an existing iron rod at a corner common with the open space of Cheyenne Trace of record in Plat Book 7900, Page 95;

Thence with the easterly property line of Cheyenne Trace, North 77 deg 44 min 33 sec East, 708.38 feet to a point on the low water mark of the Cumberland River;

Thence with a line at the low water mark of the Cumberland River for the following twelve calls:

1) South 56 deg 36 min 42 sec East, 585.61 feet to a point,
2) South 72 deg 06 min 42 sec East, 370.00 feet to a point,
3) South 47 deg 36 min 42 sec East, 1410.00 feet to a point,
4) South 28 deg 06 min 42 sec East, 1150.00 feet to a point,
5) South 35 deg 36 min 42 sec East, 1150.00 feet to a point,
6) South 79 deg 23 min 18 sec West, 190.00 feet to a point,
7) North 51 deg 36 min 42 sec West, 390.00 feet to a point,
8) South 41 deg 23 min 18 sec West, 75.00 feet to a point,
9) South 47 deg 36 min 42 sec East, 350.00 feet to a point,
10) South 75 deg 36 min 42 sec East, 210.00 feet to a point,
11) North 66 deg 23 min 18 sec East, 165.00 feet to a point,
12) South 35 deg 36 min 42 sec East, 234.43 feet to a point at a corner common with the property of Joe A. Jones, EtUx, of record in Book 7339, Page 517;

Thence with the westerly property line of Joe A. Jones, EtUx, South 40 deg 29 min 21 sec West, 363.71 feet to the point of beginning; containing 4,145,145 square feet or 95.159 acres more or less.

Being part of the property conveyed to Alvin R. Hawkins and wife, Ernestine M. Hawkins, a one half undivided interest, and David A. Hawkins, Richard R. Hawkins, Stephen M. Hawkins, Andrew M. and Kenneth E. Hawkins, a one-half undivided interest, by Quitclaim Deed of record in Book 7060, Page 547 at the Register's office for Davidson County, Tennessee.

Alvin R. Hawkins

Ernestine M. Hawkins

David A. Hawkins By Andrew M. Hawkins As His Attorney-In-Fact

Richard R. Hawkins By Andrew M. Hawkins As His Attorney-In-Fact

Stephen M. Hawkins By Andrew M. Hawkins As His Attorney-In-Fact

Andrew M. Hawkins

Kenneth E. Hawkins By Andrew M. Hawkins As His Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Alvin R. Hawkins and Ernestine M. Hawkins and and Andrew M. Hawkins the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2006.

My commission expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of October, 2006 before me personally appeared Andrew M. Hawkins to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Richard R. Hawkins and Stephen M. Hawkins and Kenneth E. Hawkins David A. Hawkins and acknowledged that he/she executed the same as the free act and deed of said Richard R. Hawkins and Stephen M. Hawkins and Kenneth E. Hawkins and David A. Hawkins.

Witness my hand and official seal.

My Commission Expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public