THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26553D

MAP/GROUP/PARCEL:
P/O 033-00-0-180.00
NEW OWNER'S NAME AND ADDRESS:
SOUTHERN HOME BUILDERS LLC
377 WALDRON ROAD
LAVERGNE TN 37086
SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 12/13/06 10:44 2 pgs
Fees:13.00 Taxes:798.04
20061213-0153690

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **HIDDEN SPRINGS DEVELOPMENT, a Tennessee limited liability company**, hereinafter called Grantor, does hereby transfer and convey unto, **SOUTHERN HOME BUILDERS LLC, a Tennessee limited liability company**, it's heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21, 23, 33, 35 & 39 ON THE PLAN OF HIDDEN SPRINGS, PHASE TWO , A PLAT OF RECORD IN INSTRUMENT NUMBER 20061101-0135726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.
>
> The subject property is unimproved property known as LOTS 21,23,33, 35&39, HIDDEN SPRINGS, NASHVILLE, TN.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20040715-0084906, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, it's heirs, successors, and assigns against the lawful claims of all persons whatsoever.

HIDDEN SPRINGS DEVELOPMENT

By: _____
MICHAEL L. HENRY, MANAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **MICHAEL L. HENRY, MANAGER of HIDDEN SPRINGS DEVELOPMENT,** with whom I am personally acquainted, and who acknowledged that he individually and as such Manager executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 8th day of December, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 215,687.50

_____
AFFIANT

Sworn to and subscribed before me, this the 8th day of December, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/19/10

DONNA F. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY