Davidson County DEEDWARR
Recvd: 12/28/06 10:28 3 pgs
Fees:18.00 Taxes:3700.00

20061228-0160067

WARRANTY DEED

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater for this transfer is $1,000,000.00.

Affiant

Subscribed and Sworn to before me, this 27th day of December 2006.

Notary Public

My Commission Expires: 3/21/09

JAMES G. LACKEY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Yale K. Riley, 725 Cool Springs Blvd., Suite 160, Franklin, TN 37067

ADDRESS NEW OWNER(s) Orba G. Maxey, Sr. and Robert T. Sircy, Jr.	**SEND TAX BILLS TO:** Same	3DZ 52860, Map 62-0, Parcel 11.01
2614 Music Valley Drive		
Nashville, Tennessee 37214		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim Walter Homes, Inc. a Florida corporation**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Orba G. Maxey, Sr and Robert T. Sircy, Jr.,** hereinafter called the Grantees, their heirs, successors 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 Phase I (being part of Lot 1) on the Plan of Jim Walter Homes Park of record in Plat Book 5200, page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jim Walter Homes, Inc. by Warranty Deed from Charles F. Galbreath and wife, Joyce L. Galbreath and Eddie Pen and wife, Grace Pen, of record in Book 5578, page 179, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2600 Music Valley Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 14 day of December, 2006

Jim Walter Homes, Inc., a Florida Corporation

BY: _____
Randall Eberline

Its: Chief Financial Officer

STATE OF
COUNTY OF

Before me, the undersigned, personally appeared **Randall Eberline**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Chief Financial Officer** of **Jim Walter Homes, Inc., a Florida corporation,** the within named bargainor, a corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Tampa, Fl, this 14 day of December, 2006.

_____
Notary Public

My Commission Expires: 4-10-2007

JEANETTA BROWN
Notary Public - State of Florida
My Commission Expires Apr 10, 2007
Commission # DD202187

ENCUMBRANCES:

1. Subject to all matters shown on the Plan of Jim Walter Homes Park of record in Plat Book 5200, page 244, Register's Office of Davidson County, Tennessee.
2. Conveyance of water mains to Metro Government of record in Book 5609, page 95, said Register's Office.
3. Conveyance of sanitary sewer lines to Metro Government of record in Book 5609, page 100, said Register's Office.
4. Right of Way for Street Purposes of record in Book 10116, page 742, said Register's Office.