Davidson County DEEDWARR
Recvd: 02/09/07 14:44 2 pgs
Fees:13.00 Taxes:231.09

20070209-0017346

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $62,456.00

AFFIANT

Subscribed and sworn to before me, this 7th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows: Celebration Homes LLC
7123 Crossroads Blvd.
Suite C
Brentwood, Tennessee 37027

Send Tax Bills To: SAME

Map-Parcel Number: P/O 186-15.00 (Dav. County)

SPECIAL 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 considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Celebration Homes LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 154 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument No. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to CELBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with CELEBRATION HOMES LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to CELEBRATION HOMES LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot No. 154 –Burkitt Place Subdivision, Phase 1A, Section 2, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 30th day of January, 2007.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot No.154 – Burkitt Place, Phase 1A, Section 2
- Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 30th day of January, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2006, have been pro-rated and paid by Grantor, all subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 20060315-0029572, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, Register's Office for Davidson County, Tennessee.

4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

6. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

7. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.