Davidson County DEEDWARR
Recvd: 03/30/07 14:17 2 pgs
Fees:13.00 Taxes:1003.88

20070330-0038402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007030045

The actual consideration or value, whichever is greater, for this transaction is $271,320.00.

Betty S Duke
Affiant

Sworn to and subscribed before me this 29th day of March, 2007

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

My Commission Expires:

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Betty S. Duke		171-4-C-29 CO
1020 Grove Court	SAME	
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Newmark Homes, L.P., a Texas Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Betty S. Duke,** their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows

Being Lot No. 29 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being part of the same property conveyed to Newmark Homes, LP, a Texas limited partnership by warranty deed from Mayfair Development Group, LLC, of record in Instrument No. 20061222-0157993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes, a lien not yet due and payable; zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record; subdivision declarations, reservations, conditions, covenants,

assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, and other matters of public record.

This is improved property known as **1020 Grove Court, Brentwood, TN 37027.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 29th day of March, 2007.

Newmark Homes, L.P.

By: Elaine Rogers VP

Elaine Rogers, V.P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Belinda J Cottrell of the state and county mentioned, personally appeared Elaine Rogers, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P., a Texas Limited Partnership, the within named bargainor, and as such Division Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P.

Witness my hand, at office, this 29th day of March, 2007.

Belinda J Cottrell
Notary Public

My Commission Expires:

6-7-08

BELINDA J COTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN