STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,592.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of May, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/14/07 12:48 2 pgs
Fees:13.00 Taxes:2055.69
20070514-0057444

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kevin L. Welsh, unmarried

549 Summit Oaks Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:

First American Real Estate Service
attn: Client Services
3435 Stemmons Freeway
Dallas, TX 75247

MAP-PARCEL NUMBERS:

150140B00200CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, West End Homes, LLC, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to Kevin L. Welsh, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 61, on the Plan of Summit Oaks, Phase Four, of record as Instrument No. 20060417-0043459,* Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
* and revised in Document No. 20060516-0057170
Being part of the same property conveyed to WEST END HOMES LLC, a Tennessee limited liability company by deed from GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership composed of TRIANON DEVELOPMENTS LTD., a Delaware corporation and OAKLAND INVESTMENTS LTD., a Delaware corporation of record in Instrument 200605300062845 on 05/23/06 and filed for record on 5/30/2006, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters on the plan of record at Instrument No. 20060417-0043459, as revised at Instrument No. 20060516-0057170, said Register's Office;

Restrictive Covenants of record at Instrument No. 20020214-0019518, Instrument No. 20040116-0006770, Instrument No. 20050316-0029169, and Instrument No. 20060418-0044430, said Register's Office.

Charter of the Summit Oaks Owner's Association of record at Instrument No. 20020131-0013598, said Register's Office.

Storm Water Detention Agreement of record at Instrument No. 20050728-0088585, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 459 Summit Oaks Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 11th day of May, 2007.

West End Homes, LLC

By: _____
Donald R. Barrett, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Donald R. Barrett, Jr. 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 Authorized Agent of West End homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 11th day of May, 2007.

Sonya Sullivan
Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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