Davidson County DEEDWARR
Recvd: 06/22/07 10:13 2 pgs
Fees:13.00 Taxes:997.07

20070622-0074658

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007050068

The actual consideration or value, whichever is greater, for this transaction is $269,478.00.

Affiant

JOY NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Sworn to and subscribed before me this 18th day of June, 2007.

My Commission Expires:

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Scott J. McCoy 5255 New John Hagar Road Hermitage, TN 37076	Preferred Home Mortgage 1410 N. Westshore Blvd., Ste 700 Tampa, FL 33607	98-6-A-92.00

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 **Scott J. McCoy and Gwendolyn D. McCoy,** their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 84 on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. The description is the same as the previous Deed of record.

Being part of the same property conveyed to Newmark Homes, LP by Warranty Deed from Bridgewater Hermitage, LLC, of record in Instrument No. 20070228-0024534, 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, Declaration of Covenants and Bylaws of record in Instrument 20051024-0128043, Supplemented in Instrument 20051122-0141076, Register's Office for Davidson County, Tennessee, and other matters of public record.

This is improved property known as **5255 New John Hagar Road, Hermitage, TN 37076.** This property is also known as **2200 Buttonquail Court, Hermitage, TN 37076.**
(Corner Lot)

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 20th day of June, 2007.

Newmark Homes, L.P.

By: Elaine Rogers
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 20th day of June, 2007.

Belinda J Cottrell
Notary Public

My Commission Expires:
6-7-08

BELINDA J COTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN