This instrument was prepared by
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2007070008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transaction is $ 128,490.00.

Davidson County DEEDWARR
Recvd: 07/23/07 10:40 2 pgs
Fees:13.00 Taxes:475.41
20070723-0087052

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2008

Anthony Nowicki
Affiant

Sworn to and subscribed before me this 20th day of July, 2007.

Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Anthony M. Nowicki	Regions Bank dba Regions Mtg	163-2-C-79.00
1382 Rural Hill Road, Unit # 126	2050 Parkway Office Circle	
Antioch,TN 37013	Birmingham, AL 35244	

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 **Anthony M. Nowicki**, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows

Being Lot No. 79, Unit No. 126 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being part of the same property conveyed to Newmark Homes, L.P., a Texas Limited Partnership by Warranty Deed from Coleman Lake Partners, LLC, of record in Instrument No. 20061221-0157492. Further conveyed by Warranty Deed from Barbara A. McCall, also known as Barbara Annette King, and Tony M. McCall to Coleman Lake Partners, also known as Alliance Development, LLC, of record in Instrument No.20050218-0018753, re-recorded in 20050413-0041301, 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 **1382 Rural Hill Road, Unit # 126, Antioch, TN 37013.**

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 July, 2007.

Newmark Homes, L.P.
By:
Elaine Rogers V.P.
Elaine Rogers, V.P.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Trina M Esposito 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 July, 2007.

Trina M Esposito
Notary Public

TRINA M. MAXWELL-ESPOSITO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/22/09