STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $664,944.75.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2007.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
CHARLES A. SULLIVANT, JR.
DAVIDSON COUNTY, TENN.
My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 08/06/07 09:15 2 pgs
Fees:13.00 Taxes:2460.30
20070806-0093090

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lynn K. Tuggle, Jr.

565 Summit Oaks Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

128-16-O-B-065.00CO

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 hereinafter referred to as Grantors, hereby transfers and conveys to Lynn K. Tuggle, Jr.,* 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:

*a single man

Being Lot Nos. 65 on the Plan of Summit Oaks, Phase Four, of record as Instrument No. 20060417-0043459, and revised in Instrument No. 20060516-0057170 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to West End Homes, LLC, a Tennessee limited liability company by Warranty Deed from Greater Middle Tennessee* Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation and Oakland Investments Ltd., a Delaware corporation, of record in Instrument No. 2007020*0014041, Register's Office for Davidson County, Tennessee, dated January 29, 2007.

*2

*Development

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. 200605 16-0057170, 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 565 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 31st day of July, 2007.

West End Homs, LLC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Homs, 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 31st day of July, 2007.

_____
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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