THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/12/07 10:32 2 pgs
Fees:13.00 Taxes:328.87
20070912-0109322

Our File Number: 29147T

MAP/GROUP/PARCEL:

NEW OWNER'S NAME AND ADDRESS:
SOUTHERN HOME BUILDERS, LLC
377 WALDRON ROAD
LA VERGNE, TN 37086

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **HIDDEN SPRINGS DEVELOPMENT, LLC, a Tennessee limited liability company**, hereinafter called Grantor, does hereby transfer and convey unto, **SOUTHERN HOME BUILDERS, LLC, a Tennessee limited liability company**, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 30 AND 36 ON THE PLAN OF HIDDEN SPRINGS, PHASE TWO, A PLAT OF RECORD IN INSTRUMENT NUMBER 20061101-0135726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is unimproved property known as Lot 30 & 36, HIDDEN SPRINGS S/D, NASHVILLE, TN 37200.

BEING part of the same property conveyed to Grantor herein by deed of record in Instrument No: 200407150084906, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

HIDDEN SPRINGS DEVELOPMENT, LLC, a
Tennessee limited liability company

By: _____
BOB PHILLIPS, MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **BOB PHILLIPS, MEMBER of HIDDEN SPRINGS DEVELOPMENT, LLC, a Tennessee limited liability company**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 7th day of September, 2007.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value whichever is greater for this transfer is $88,882.66.

_____
AFFIANT

Sworn to and subscribed before me, this the 7th day of September, 2007.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010