Return To:

FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 650
[illegible]

Davidson County DEEDWARR
Recvd: 01/02/08 10:48 2 pgs
Fees:13.00 Taxes:814.00
20080102-0000196

This instrument was prepared by
OVERLAND TITLE COMPANY, LLC
106 Mission Court
Franklin, TN 37067
2007080049

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transaction is $ 220,000.00.

Affiant

Sworn to and subscribed before me this 27th day of December 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Michelle L. King 5260 New John Hagar Road Hermitage,TN 37076	Citimortgage P.O. Box 9438 Gaithersburg, MD 20898-9438	98-6-A-130.00

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 **Michelle L. King, a single person,** their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 95 on the Plan of Phase One, 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 the same property conveyed to Newmark Homes, LP by Warranty Deed from Bridgewater Hermitage, LLC, of record in Instrument No. 20070504-0053868, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 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. Current year taxes are to be paid by ____Grantor ____ Grantee.

All matters on the plan of record in Instrument No. 20060425-0046949, Register's Office for Davidson County, Tennessee.

This is improved property known as **5260 New John Hagar Road, Hermitage, TN 37076.**

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 27th day of December, 2007.

Newmark Homes, L.P.

By: _____
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 27th day of December, 2007.

BELINDA J. COTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

_____
Notary Public

My Commission Expires:
6-7-08