RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 08:41 2 pg
Fees:13.00 Taxes:2331.00

20080730-0077683

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 4-30-
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Floyd-Thomas	Countrywide Bank, FSB	131-060 J
(NAME)	(NAME)	
2007A Overhill Drive	801 Crescent Centre Drive #510	001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Classic Design Homes, Inc., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Juan M. Floyd-Thomas and spouse, Stacey M. Floyd-Thomas, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of Overton Hills Townhomes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. o fthe Tennessee Code Annotated, under the Master Deed establishing Overton Hills Townhomes of record in Instrument No. 20070827-0102291, as corrected by Owners Certificate of Correction in Instrument No. 20070910-0108501, in the Register's Office for Davidson County, TN, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed.

Being part of the same property conveyed to Classic Design Homes Inc., a Tennessee corporation, by Deed dated February 21, 2006, from William D. Rosenberg of record in Instrument No. 20060223-0021070, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2007A Overhill Drive, Nashville, Tennessee 37215

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 25th day of July, 2008.

Classic Design Homes, Inc.

Ronald W. Davis, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald W. Davis with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Classic Design Homes, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ronald W. Davis as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of July, 2008.

Sherron R. Pearce

Notary Public

My Commission Expires: 2/20/2012

