RECORD & RETURN TO
AFFORDABLE CLOSINGS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

This Instrument Was Prepared By:
Michael J. Philbin, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215
615-320-3262

Davidson County DEEDWARR
Recvd: 09/02/08 15:19 3 pg
Fees:18.00 Taxes:740.00

20080902-0089855

Address New Owner(s):	Send Tax Bills to:	Map and Parcel:
Salib Tadros **Martina Beshara** **205 Maxwell Place** **Antioch, TN 37013**	New owner	**176-1-B-1.CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Buck Model Investments, LLC, a Delaware limited liability company**, (collectively referred to as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Salib Tadros and Martina Beshara,** both married (the "Grantee"), its successors and assigns, a tract or parcel of land located in **Davidson** County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Maxwell Place P.U.D. of record in Instrument No: 20050418-0042714, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Buck Model Investments, LLC., A Delaware limited liability company by deed from Beazer Homes Corp., A Tennessee Corporation of record in Instrument No: 20060203-0014059, Register's Office for Davidson County, Tennessee.

This is improved property known as **205 Maxwell Place, Antioch, TN 37013** (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple and has a good right to convey it, subject to those matters set forth on Exhibit A attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to Property against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of July, 2008.

Buck Model Investments, LLC

By: Kristie Ciatteo
Its: ~~Assistant~~ Vice President
Pursuant to Limited POA

STATE OF VIRGINIA

COUNTY OF HENRICO

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kristie Ciatteo with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the designated agent and Attorney in Fact for Buck Model Investments, LLC, the within named bargainor, and that he/she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/ herself as its designated agent and Attorney in Fact.

Witness my hand and official seal this 31st day of July, 2008.

Commission expires: May 31, 2011

VIRGINIA FETTA
NOTARY PUBLIC 7140389
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2011

Virginia Fetta
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.

Affiant

Subscribed and sworn to before me this 31st day of July, 2008.

Notary Public
My Commission Expires:

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

EXHIBIT A

1. Taxes for 2008 and subsequent years, a lien, but are not yet due and payable until October 1st. (Map and Parcel 176-1-2-1.CO)

2. Restrictive Covenants contained in the Instrument of record in Instrument No. 20060301-0023937, said Register's Office.

3. Charter of the Homeowner's Association of record in Instrument No. 20060309-0027699, said Register's Office.

4. All matters shown on the Plan of record in Instrument No. 20050418-0042714, in said Register's Office including but not necessarily limited to restrictions, easements or public utilities and drainage and minimum building setback lines.

5. Subject to all notes and conditions shown on said plan.