Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/22/08 13:46 4 pgs
Fees:23.00 Taxes:166.50
20080922-0096354

New Owners Address:
Lavonne Ritzema
4225 Dry Fork Road
Whites Creek, TN 37189
Send Tax Bills to Same Address
Map/Parcel 048000-010.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of August, 2008 between

CMH Homes, Inc.
Party of the first part and

Lavonne Ritzema unmarried
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made September 7,1956, by Goe W. Watkins, Surveyor, as follows:

Beginning at an iron pin in the center of Dry Fork Road, said point being 422 feet, South 47 deg. 15' east front from a railroad spike set in the center of said road, which spike is at the southeast corner of the property conveyed to J.F. Dickinson, by deed in Book 636, page 319; this being the most northerly corner of this tract; thence leaving said road, South 56 deg. 45' West 210 feet to an iron pin; thence South 42 deg. East 190 feet to an iron pin; thence South 20 deg. 15' East 210 feet to an iron pin; thence North 68 deg. East 210 feet to a railroad spike in the centerline of Dry Fork Road; said spike being approximately 860.3 feet North from the center of a culvert crossing Dry Fork Road, thence with the center of said road, as follows: North 17 deg. 45' West 105 feet; North 22 deg, 45' West 105 feet to an iron pin; thence North 31 deg. 30' West 100 feet; North 44 deg. West 53 feet; North 47 deg. West 77 feet to the point of beginning, more or less.

This being the same property conveyed to CMH Homes, Inc. by Warranty Deed dated 12/4/2007 from Douglas M. Simpson and Dwayne H. Smith of record in Instrument Number 20071206-0141489, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CMH Homes, Inc.

BY: _____

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF BLOUNT

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

WITNESS my hand and official seal at office in Maryville, Tennessee on this the 20 of August, 2008.

Tracie Elmendorf
Notary Public

TRACIE ELMENDORF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

My Commission Expires: 4-9-11

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 45,000.00. which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Tammy Mellard
Affiant

Subscribed and sworn to before me this 9th day of August, 2008.

Karen B. Heavener
NOTARY PUBLIC

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/11

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009