Davidson County DEEDWARR
Recvd: 10/22/08 12:55 3 pg
Fees:18.00 Taxes:4828.50
20081022-0105868

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,305,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2008.

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
W. Hugh Nelson Builders, LLC Attn: W. Hugh Nelson 9545 Hampton Reserve Drive Brentwood, TN 37027	SAME	Map 130-13-A Parcels 2, 3, 6, 8, 9, 11, 12, 13, 35, 23, 27, 28, 31, 32, 33

ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, together with assumption of indebtedness secured by Deed of Trust of record in Instrument No. 20070829-0103601, Register's Office for Davidson County, Tennessee, the undersigned, **DEER CREEK CONSTRUCTION, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W. HUGH NELSON BUILDERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, the entire one-half (1/2) undivided interest of Grantor in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 2, 3, 6, 8, 9, 11, 12, 13, 19, 24, 28, 29, 32, 33 and 34 on the Final Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Deer Creek Construction, Inc., a Tennessee corporation, as to a one-half undivided interest and W. Hugh Nelson Builders, LLC, a Tennessee limited liability company, as to a one-half undivided interest, as Tenants in Common, by deed from Jardin De Belle Development, LLC, a North Carolina limited liability company, of record in Instrument No. 20070829-0103600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 Metro taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20050819-0099255, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070824-0101907, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.

5. Open Space and Common areas conveyed to Jardin de Belle Owner's Association, Inc,. by quitclaim deed of record in Instrument No. 20070829-0103599, Register's Office for Davidson County, Tennessee.

6. Deed of Trust executed by Deer Creek Construction, Inc., a Tennessee corporation and W. Hugh Nelson Builders, LLC, a Tennessee limited liability company to William W. Winfree, Trustee for The Bank of Nashville, dated August 29, 2007 and recorded in Instrument No. 20070829-0103601, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the open space and common areas.

This is unimproved property known as Lots 2, 3, 6, 8, 9, 11, 12, 13, 19, 24, 28, 29, 32, 33 and 34 of Jardin de Belle Subdivision, Nashville, TN.

TO HAVE AND TO HOLD the said interest in the tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said interest in the land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said interest in the land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS our hand this 15th day of October, 2008.

DEER CREEK CONSTRUCTION, INC.,
a Tennessee corporation

By: _____ President
Joseph Melz, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH MELZ**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2008.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY