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Davidson County DEEDWARR
Recvd: 12/04/08 12:56 2 pgs
Fees:13.00 Taxes:1070.00

20081204-0117607

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,190.00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2008 Notary Public MY COMMISSION EXPIRES: 9-19-09 (AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
James W. Nehs	PHMCWF, LLC dba PHMC of Tennessee	98-6-A
(NAME)	(NAME)	(MAP)
2100 Bluejay Court	2536 Countryside Blvd., Ste. 530	195.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076	Clearwater, FL 33763-1633	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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**, Debtor in Possession, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James W. Nehs and wife, Sherri K. Nehs**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 175, on the Plan of Final Plat of Phase Two, Section B, Bridgewater, of record in Instrument No. 20080422-0040985, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the property conveyed to Bridgewater Hermitage, LLC, a Tennessee limited liability company, by deed from Nancy Smith Waddey, Neal Smith, Frances June Smith, Eric Edward Smith and Hermitage Church of Christ, dated December 15, 2004, of record in Instrument No. 20041215-0149116, and further conveyed to Newmark Homes, L.P., a Texas limited partnership, by deed from Bridgewater Hermitage, LLC, a Tennessee limited liability company, dated May 1, 2008, of record in Instrument No. 20080501-0044513, Register's Office for Davidson County, TN.

This property is not now, nor has it ever been used as the primary residence of the Grantors.

This conveyance is made subject to taxes and assessments not yet due and payable; 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, and all other matters of public record.

This conveyance is authorized pursuant to the Order (A) Authorizing the Debtors to Sell Homes Free and Clear of all Liens, Claims, Encumbrances and Other Interests and (B) Establishing Procedures for the Resolution and Payment of Lien Claims bearing Case No. 08-10298-BKC-JKO United States Bankruptcy Court, Southern District of Florida, recorded in Book 4480, Page 556, Final Order in Book 4499, Page 863, and amended in Book 4615, Page 142, Register's Office for Williamson County, Tennessee

This is ( ) unimproved (X) improved property, know as: 2100 Bluejay Court, Hermitage, Tennessee 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 my/our hand(s) this 2nd day of December, 2008.

Newmark Homes, L.P., by
TOUSA Homes, Inc., GP
By:

Elaine Rogers, D.V.P.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public 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, on this 26th day of November 2008.

Georgette R Kennedy
Notary Public

My Commission expires: 9-19-09

