This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2009.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/12/09 11:26 2 pgs
Fees:13.00 Taxes:847.30
20090112-0002745

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
James A. Montmarquet	Franklin American Mortgage Co.	034-07A-152.00CO
1921 Nancy Beth Drive Madison, TN 37115	501 Corporate Centre Dr., Ste. 4 Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James A. Montmarquet,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 6 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Westview Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alliance Development, LLC, a Tennessee Limited Liability Company (formerly known as Coleman Lake Partners, LLC) dated October 16, 2007 and filed October 24, 2007 of record in Instrument No. 20071024-0125667, Register's Office for Davidosn County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book Instrument No. 20050331-0034862, as amended in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee.
2. Subject to Restrictive Covenants of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0098318, Register's Office for Davidson, Tennessee.
3. Subject to Storm Water Detention Agreement of record in Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee.
4. Charter and Articles of Incorporation of Harbor Village P.U.D. Association, Inc. of record in Book 6635, Page 254 and Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
5. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1921 Nancy Beth Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and

forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of January, 2009.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Gabriel D. Feltner**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Secretary of Westview Homes, LLC, a Tennessee Limited Liability Company, the bargainor, and that he as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 7th day of January, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.