Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument was prepared by

Jeff Farris
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

The actual consideration or value, whichever is greater, for this transaction is $110,491.00

Affiant

Davidson County DEEDWARR
Recvd: 01/14/09 15:45 2 pgs
Fees:13.00 Taxes:408.82
20090114-0003758

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 9 day of January 2009.

Notary Public

My Commission Expires: 7-24-10

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Ronald M. Powe 1382 Rural Hill Rd., #106 Antioch, TN 37013	New Owner	163-02-C-89.00 CO

SPECIAL 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 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 Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald M. Powe and Patrica A. Powe Husband and Wife, and Diantay Powe, a single woman,** their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows

Being Unit No. **106** as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instruments 20060419-0045063, 20061115-0141803, and 20080108-0002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description is the same as the previous deed of record.

Being part of the same property conveyed to Newmark Homes, L.P., by warranty deed from Alliance Development, LLC, fka Coleman Lake Partners, LLC, of record in Instrument No. 20080604-0057203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2009 taxes, which have been prorated and assumed by Grantee, 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 other matters of public record.

This conveyance is authorized pursuant to Order Authorizing Debtor to Sell Homes Free and Clear of all Liens, Claims, Encumbrances and Other Interests, etc., of record in Instrument 20080204-0011731, Final Order in 20080229-0020142, and amended in 20080801-0078660, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 106, 1382 Rural Hill Road, Antioch, TN 37013.

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 hand this 9th day of January 2009.

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

By: _____

Brent Hopper, D.V.P.

BELINDA J. COTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 20, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, of the state and county mentioned, personally appeared Brent Hopper, 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, this 9th day of January 2009.

Belinda Cottrell
Notary Public

My Commission Expires: