Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marquis Homes, LLC.	New Owner	Map 114
1800 Hayes Street		Group 12-0-A
Nashville, TN 37203		Parcels 75, 76,77,78,79,80

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090048935 DEEDWARR
Recvd: 07/21/09 08:40 3 pgs
Fees:18.00 Taxes:587.50
20090721-0068098

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$158,784.00**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2009.

Notary Public

My Commission Expires:
(Affix Seal)

S. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MS Development Partnership, a Tennessee General Partnership, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Marquis Homes, LLC., a Tennessee Limited Liability Company, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No.'s 81, 82 and 83 on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to MS Development Partnership, by Warranty Deed from CCH Partners, G.P., a Tennessee General Partnership, dated May 10, 2005, of record in Instrument No. 20050510-0052716, and re-recorded in Instrument No. 20050520-0057093, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **326, 324, 322 Stonecrest Way, Nashville, TN 37209**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **July, 2009.**

MS Development Partnership

By: **James E. Spangler**
It's: **General Partner**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **James C. Spangler** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **General Partner** of **MS Development Partnership,** the within named bargainor, a Tennessee General Partnership, and that such **James C. Spangler**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Partnership as **General Partner.**

Witness my hand and Seal at office on the **15th** day of **July, 2009.**

J. M. [illegible]

Notary Public

My Commission Expires: _____



EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STONERIDGE, PHASE II, as recorded in Exhibit B of Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398, and amended in Instrument No. 20060721-0088352, Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

5. Easement to Tennessee Electric Power Company of record in Book 787, page 3, Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument No. 20050510-0052716, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Instrument No. 20080219-0015527, Register's Office for Davidson County, Tennessee.

8. Waterline Easement of record in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.

9. Parking Lot Easement of record in Instrument No. 20080428-0042873, Register's Office for Davidson County, Tennessee.

10. Agreement for allowance of Trailorhouse of record in Book 3067, page 471, Register's Office for Davidson County, Tennessee.

11. Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20070319-0032705, Register's Office for Davidson County, Tennessee.