① Lox 36 208 2SP2

THIS INSTRUMENT PREPARED BY: **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street Regions Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $54,000.00 Jane Rowell AFFIANT Subscribed and sworn to before me, this 30th day of July, 2009. Bobbie Cooper NOTARY PUBLIC My Commission Expires: 11/7/2012

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Regent Homes, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME	186-04-A-192.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Homes, LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 246 of Burkitt Place, Phase 2-E, on plat of record in Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray III, Frank M. McMurray and William M. McMurray of record in Instrument No. 20050816-0096917 and Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and May Lou Homes, of record in Instrument No. 20050816-0096916, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HOMES.LLC., its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with REGENT HOMES, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HOMES, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20090055124 DEEDWARR
Recvd: 08/12/09 13:42 2 pgs
Fees:13.00 Taxes:199.80
20090812-0076001

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot No. 246 – Burkitt Place Subdivision, Phase 2E, Nolensville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 30th day of JULY, 2009.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot No. 246 Burkitt Place, Phase 2E

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 30th day of JULY, 2009.

_____
NOTARY PUBLIC

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

My Commission Expires: 1-20-10

Permitted Encumbrances

1. City and County Taxes for 2008 have been pro-rated and are to be paid by Grantee, all subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Plat Book 50, page 51, Register's Office for Williamson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754, amended in Book 4166, page 667, Register's Office for Williamson County, Tennessee.
4. Easement and Contribution Agreement of record in Book 3657, page 344, Register's Office for Williamson County, Tennessee.
5. Easement Agreement of record in Book 3855, page 402, Register's Office for Williamson County, Tennessee.
6. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps & Appurtenances Easement, of record in Book 3678, page 723, Register's Office for Williamson County, Tennessee.
7. Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273, Register's Office for Williamson County, Tennessee.
8. Right of Way Easement of record in Book 3940, page 211, Register's Office for Williamson County, Tennessee.