(1)
Box 36
20822 SPAA

BILL GARRETT, Davidson County
Trans:T20090063159 DEEDWARR
Recvd: 09/15/09 14:22 2 pgs
Fees:13.00 Taxes:599.40
20090915-0086187

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $162,000.00

AFFIANT

Subscribed and sworn to before me, this 3rd day of September, 2009.

NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Regent Homes, LLC	OWNER	186-040-A-20700CO
6901 Lennox Village Drive, Ste. 107		186-040-A-20100CO
Nashville, TN 37211		186-040-A-20000CO

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 Nos. 231, 237, and 238 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.

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

This is (X) unimproved ( ) improved property known as: Lot Nos. 231,237,238 and 261– Burkitt Place Subdivision, Phase 2-E, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 3rd day of September, 2009.

Burkitt Place Development, LLC

By: _____

G. Allen Patton, Chief Manager
Lot Nos. 231,237,238– Burkitt Place, Phase 2-E

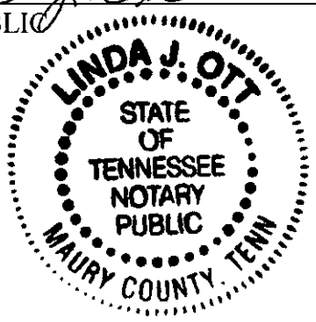
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 3rd day of September, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10



This conveyance is made subject to:

Permitted Encumbrances

1. County Taxes for 2009 and all subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
6. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
7. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.
8. Right of Way Easement of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.