Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebecca Dianne Winter 613 Hays Blackman Loop Antioch, TN 37013	F & M Mortgage 1639 Medical Center Pkwy., Ste.#101, Murfreesboro, TN 37129	162-02-0-A-040.00CO

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$135,700.00**

Rebecca Dianne Winter
Affiant

Subscribed and sworn to before me, this the 28th day of May, 2010.

J. M. [illegible]
Notary Public

My Commission Expires: _____
(Affix Seal)

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

BILL GARRETT, Davidson County
Trans:T20100032685 DEEDWARRSP
Recvd: 06/01/10 10:54 3 pgs
Fees:18.00 Taxes:502.09
20100601-0041745

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, **Marquis Homes of TN., Inc, a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rebecca Dianne Winter, an unmarried woman, ("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. 40 , on the Final Plat of Spencer Hill, Section Two, a Planned Unit Development , of record in Instrument No. 20071115-01334114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being apart of the same property conveyed to Marquis Homes, LLC by Warranty Deed from GJR Development, LLC dated November 30, 2007, of record in Instrument No. 20071205-0141043 and further conveyed to Marquis Homes of TN., Inc., a Tennessee corporation, by Quit Claim Deed from Marquis Homes, LLC, dated September 15, 2009, of record in Instrument No. 20090918-0087078, Register's Office for Davidson County, Tennessee.

This is improved property located at: **613 Hays Blackman Loop, Antioch, TN 37013**

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 **28th** day of **May, 2010.**

Marquis Homes of TN., Inc

By: **James C. Spangler**
It's: Secretary

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 **Secretary** of **Marquis Homes of TN., Inc,** the within named bargainor, a Tennessee corporation, and that such **James C. Spangler**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Secretary.**

Witness my hand and Seal at office on the **28th** day of **May, 2010.**

Notary Public

My Commission Expires: _____

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

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, 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 prorated 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. All matters shown on the Final Plat of Spencer Hill, Section Two, as recorded in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4003, page 11, Book 4158, page 42, Book 4178, page 738 and Instrument No. 20070530-0064097, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20060821-0102706, Register's Office for Davidson County, Tennessee.

6. Deed to Metropolitan Government of record in Book 4135, page 444 and Book 4198, page 824, Register's Office for Davidson County, Tennessee.

7. All matters shown on the plat of record in Plat Book 3700, pages 59 and 135, Register's Office for Davidson County, Tennessee.