Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eddie Vinay Thepsurinthon Anousone Thepsurinthon 180 Blackpool Drive Antioch, TN 37012	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD. 21279-0041	173-10-0-C-020.00CO

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 **$237,933.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100040233 DEEDWARRSP
Recvd: 07/01/10 10:21 3 pgs
Fees:18.00 Taxes:880.35
20100701-0051498

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

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. 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, **Magna Development Corp., ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Eddie Vinay Thepsurinthon and wife, Anousone Thepsurinthon, ("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. 32 on the Plan of Final Plat, Delvin Downs, Phase I, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Blackstone Development, Inc., by Special Warranty Deed from Pinnacle National Bank, dated March 31, 2009, of record in Instrument No. 20090401-0029212, and being further conveyed to Magna Development Corp., by Warranty Deed from Blackstone Development, Inc, dated April 12, 2010, of record in Instrument No. 20100414-0028088, Register's Office for Davidson County, Tennessee.

This is improved property located at: **180 Blackpool Drive, Antioch, TN 37012**

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 **June, 2010.**

Magna Development Corp.,

By: **Larry J. Hasty**
It's: **Secretary**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** 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 **Magna Development Corp.,,** the within named bargainor, a corporation, and that such **Larry J. Hasty**, 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 **June, 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 plat of Delvin Downs, Phase 1, as recorded in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee.

5. Quit Claim Deed for common areas to the homeowners association of record in Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.

6. Charter for the Delvin Downs Homeowners Association of record in Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee.

7. Right of Way Deed of record in Book 2739, page 637, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20060406-0039484, Register's Office for Davidson County, Tennessee.