(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2010

Notary Public

MY COMMISSION EXPIRES: 10-19-12

(AFFIX SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Mail to:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magna Development Corp.	SAME AS OWNER	173100C02800CO
(NAME) 508 Mansion Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	2010-0346
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Blackstone Development, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magna Development Corp., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 127 on the Plan of Final Plat, Delvin Downs, Phase I, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office of Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Blackstone Development, Inc. by Special Warranty Deed of Pinnacle National Bank of record in Instrument No. 20090401-0029212, said Register's Office and dated 03/31/2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2010 Taxes constitute a lien against said property but are not yet due and payable. Restrictive covenants contained in instrument of record in #20070807-0094340, said Register's Office. Matters appearing on the Plan of Delvin Downs, Phase I of record in #20070807-0094328, said Register's Office. Storm Water Detention Agreement of record in #20060406-0039484, said Register's Office. Right of way deed of record in Book 2739, page 637, said Register's Office. Charter of HOA of record in #20070824-0101501, said Register's Office. Quitclaim Deed of common area and open space to Delvin Downs HOA of record in #20090219-0014582, said Register's Office.

This property, known as 161 Blackpool Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100044209 DEEDWARR
Recvd: 07/20/10 09:10 2 pgs
Fees:13.00 Taxes:148.00
20100720-0056561

Witness my/our hand(s) this 16TH DAY OF JULY, 2010.

Blackstone Development, Inc.

BY: _____

L. Wayne Raymond, President

By: _____

Larry J. Hasty, Secretary

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared L. Wayne Raymond and Larry J. Hasty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/themselves to be President and Secretary of the Grantor, the within named bargainor, a corporation, and that L. Wayne Raymond and Larry J. Hasty, as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation themself/himself as President and Secretary of said corporation.

Witness my hand and official seal, this the 12th day of April 2010.

_____

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY