When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Ste 400
Nashville, TN. 37203

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027
615-376-9400

BILL GARRETT, Davidson County
Trans:T20110023039 DEEDWARRSP
Recvd: 04/19/11 12:26 2 pgs
Fees:13.00 Taxes:236.80

20110419-0030170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $64,000.00

Linda Ott
AFFIANT

Subscribed and sworn to before me, this 14th day of April, 2011.

I. M. Lmr
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as Follows:
Drees Premier Homes, Inc.
1604 Westgate Circle
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
186-04-0A-117.00

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 **Drees Premier Homes, Inc., an Ohio Corporation** ("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. 308 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

All 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 DREES PREMIER HOMES, INC., its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with DREES PREMIER HOMES, INC., 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 DREES PREMIER HOMES, INC., its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot No. 308, Burkitt Place, Phase 2B

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of April 2011.

Burkitt Place Development, LLC

By: _____

G. Allen Patton, Chief Manager
Lot No. 308
Burkitt Place, Phase 2B

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 15th day of April, 2011

_____
NOTARY PUBLIC

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

My Commission Expires: 12-28-13

Permitted Encumbrances

1. Subject to all matters shown on the Plat of record as Instrument No. 20070222-0021950, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404, Register's Office for Davidson County, Tennessee.
3. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record as Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record as Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas of record as Instrument No 20071220-0145868, Register's Office for Davidson County, Tennessee.
7. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.