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This instrument prepared by and should be returned to: John S. Inglis, Esq., Shumaker, Loop & Kendrick, LLP 101 E. Kennedy Blvd., Suite 2800 Tampa, Florida 33602

Total Consideration: \$800.00 Documentory Stamp Tax: \$5.60

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of February, 2010, between NEW TAMPA, INC., a Florida corporation (hereinafter the "Grantor"), the post office address of which is P.O. Box 46189, Tampa, Florida 33647-6189, and TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC., a Florida non-profit corporation (hereinafter the "Grantee"), the post office address of which is 6000 Compton Estates Way, Tampa, Florida 33647.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the Grantee, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, does hereby grant, bargain, sell and convey unto the Grantee the following described land and all improvements thereon and appurtenances thereunto belonging, situated in Hillsborough County, Florida, to-wit:

Tract A, Tract B, Tract C, Tract D, Tract G, Tract I, Tract J, and Tract K, in the TUSCANY SUBDIVISION AT TAMPA PALMS, according to the map or plat thereof recorded in Plat Book 107, Page 159, of the Public Records of Hillsborough County, Florida.

Property Appraiser Parcel Nos. A-26-27-19-89C-000000-A0000.0, A-26-27-19-89C-000000-B0000.0, A-26-27-19-89C-000000-C0000.0, A-26-27-19-89C-000000-D0000.0, A-26-27-19-89C-000000-G0000.0, A-26-27-19-89C-000000-I0000.0, A-26-27-19-89C-000000-J0000.0, and A-26-27-19-89C-000000-K0000.0

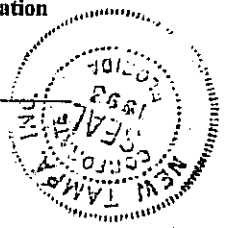
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

AND the Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but against none other, and except zoning and other governmental resolutions and ordinances; rights-of-way, easements, agreements, covenants, conditions, restrictions, reservations and limitations of record; and real estate taxes and assessments for the year 2010 and thereafter.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer as of the day and the year first above written.

Signed and acknowledged in the presence of: Jackie Rodriguez, Print Name: Jackie Rodriguez; [Signature], Print Name: [Signature]

NEW TAMPA, INC., a Florida corporation By: Warren Kinsler, President



STATE OF FLORIDA) COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 26th day of February, 2010 by Warren Kinsler, the President of NEW TAMPA, INC., a Florida corporation, on behalf of the corporation, who is personally known to me.

Krystal Blair, Notary Public, Print Name: KRISTAL BLAIR, My Commission Expires: Aug 12, 2011

