Book 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2000

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 9-27-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Realty Title & Escrow Company, 5120 Virginia Way, Suite C-2, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fallon Homes, LLC (NAME)	SouthTrust Bank, National (NAME)	172-10-B-40.00
Lot 40 Christiansted Valley (ADDRESS)	230 Fourth Avenue North (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Regent Development, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fallon Homes, LLC

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Christiansted Valley, Phase I, of record in Instrument Number 200002150015149 and in Instrument Number 200002150015150, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to McEwen Development, LLC by deeds from Harriet D. White and husband, Charles White of record in Book 11426, Page 29, from Charles White and wife, Harriet D. White of record in Book 11432, Page 104 and from Michael White of record in Book 11606, Page 863, Register's Office for Davidson County, Tennessee. By Amendment to the Charter of record in Instrument Number 20003160026959, the name of the Grantor herein was changed to Regent Development, LLC.

This conveyance is made subject taxes for the year 2000 and all matters of record in the Register of Deeds Office for Davidson County, Tennessee.

Instr:200003290031617 Page: 1 OF 2
REC'D FOR REC 03/29/2000 2:00:01PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

unimproved (X)
This is improved ( ) property, known as Lot 40 Christiansted Valley, Nashville, Tennessee 37211
(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.

Witness my hand this 21st day of March 2000

Regent Development, LLC
By: Rick Blackburn
Rick Blackburn, Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rick Blackburn and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the Regent Development, LLC the within named bargainor, and corporation, and that he as such Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Rick Blackburn as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 21st day of March, 2000.

My commission expires 7-27-2002

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

State of Tennessee, County of WILLIAMSON
Received for record the 24 day of
MARCH 2000 at 10:27 AM. (REC# 363258)
Recorded in official records
Book 1975 Pages 59- 60
Notebook 63 Page 421
State Tax $ 238.65 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 249.65,
Register of Deeds SADIE WADE
Deputy Register SUE WAY