RETURN TO:
SOUTHEAST TITLE of Tennessee, INc.
7000 Executive Center Drive, Suite 100
Brentwood, TN 37027
Y222729 / File Box 30

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

Instr:200007200071607 Page: 1 OF 2
REC'D FOR REC 07/20/2000 9:32:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me this 13th day of July, 2000.

Notary Public
My commission expires: My Commission Expires April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Address of New Owner:	Send Tax Bills to:	Tax-Information
Fallon Homes, LLC 1822 Azure Way Murfreesboro, TN 37120	New Owner	172-13-B-1

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Regent Development, LLC, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Fallon Homes, LLC , hereinafter called the Grantees, their successors 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. 1 on the Plan of Windyhill, of record in Instrument Number 200006230061445, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to McEwen Development, LLC by deed from Steven L. Baird and wife, Ronna E. Baird of record in Book 11659, Page 388, Register's Office for said County. By Articles of Amendment to the Articles of Organization of record in Instrument Number 2000031600269, said Register's Office, McEwen Development, LLC changed its name to Regent Development, LLC.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as Lot 1, Windyhill Place, Nashville, TN.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of July, 2000.

Regent Development, LLC

By: _____
David G. McGowan, Jr.
its Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David C. McGowan, Jr, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Chief Manager of Regent Development, LLC, the within named bargainor, and that he is authorized by Regent Development, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 13th day of July, 2000.

Rita Ann Manorum
Notary Public

My Commission expires

My Commission Expires
[illegible], 2003

RITA ANN MANORUM NOTARY PUBLIC WILLIAMSON CO., TN