Davidson County DEEDWARR
Recvd: 01/29/01 09:31 2pgs
Fees:11.00 Taxes:249.75

20010129-0008345

State of Tennessee
County of WILLIAMSON
The actual consideration or value, whichever is greater is $67,500.00.

Subsribed and sworn before me this the 24th day of January, 2001.

My Commission Expires
April 6, 2004

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y012926
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Fallon Homes, LLC
Lot 92, Christiansted Valley
Nashville, TN 37211

Send tax bills to:
BANK UNITED
390 MALLORY STATION ROA
FRANKLIN, TN 37067

Map 172-10-B Parcel 92 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Regent Development, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Fallon Homes, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 92 on the Plan of Final Plat for Christiansted Valley, Phase 1 of record in Instrument No. 200002150015149 and Instrument No. 200002150015150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to McEwen Development, LLC by Deed of records in Book 11426, page 29, Book 11432, page 104, Book 11606, page 863, Register's Office for Davidson County, Tennessee. By Amendment to Charter of record in Instrument No. 200003160026959, said Register's Office the name of McEwen Development, LLC was changed to Regent Development, LLC.

/UN
THIS IS IMPROVED PROPERTY KNOWN AS Lot 92, Christiansted Valley, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 24th day of January, 2001.

Regent Development, LLC
BY:
Rick Blackburn
Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Rick Blackburn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 24th day of January, 2001.

My commission expires:
My Commission Expires
April 6, 2004

Notary Public

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN