Davidson County DEEDWARR
Recvd: 02/28/01 14:40 2pgs
Fees:11.00 Taxes:259.00
20010228-0018710

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Joe W. Posey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of February, 2001.

Notary Public

My Commission Expires: 8/5/02

HENRY E. RAGLE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Settlement Services of Tennessee, LLC
121 First Avenue South
Suite 210
Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joe W. Posey
5112 Grand Oak Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-13-0-B-002.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regent Development, LLC (formerly known as McEwen Development, LLC)**, hereinafter referred to as Grantor, hereby transfers and conveys to **Joe W. Posey and wife, Pauline M. Posey,** hereinafter referred to as 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. 2 on the Plan of Windyhill Subdivision of record at instrument #200005230051445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to McEWEN DEVELOPMENT, LLC by deed from Steven L. Bair and wife, Ronna E. Baird of record in Book 11659, page 388, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. Taxes for the year 2001 and subsequent years, a lien not yet due and payable.

b. Plan of record at instrument #200005230051445, Register's Office for Davidson County, Tennessee.

c. Ownership Certificate shows Book 11659, page 390, when it should show Book 11659, page 388, Register's Office for Davidson County, Tennessee.

d. Storm Water Detention Agreement of record at instrument #200004140037730, Register's Office for Davidson County, Tennessee.

e. Electrical Permit of record in Book 6504, page 346, Register's Office for Davidson County, Tennessee.

f. Restrictive Covenants contained in Book 56, page 453; Book 4148, page 271; Book 4148, page 285; and instrument #200003100025047, Register's Office for Davidson County, Tennessee.

g. Homeowners' Association Charter of record at instrument #200003100025046, Register's Office for Davidson County, Tennessee.

h. Articles of Amendment of record at instrument #200003160026959, Register's Office for Davidson County, Tennessee.

i. All other easements and restrictions of record in said Register's Office.

This is unimproved property known as Lot 2, Windy Hill,, Brentwood, Tennessee 37027

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22ND day of February, 2001.

Regent Development, LLC

By: Rick Blackburn
Rick Blackburn
Its: Vice President

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 Rick Blackburn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Vice President of Regent Development, LLC and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the Vice President of Regent Development, LLC.

Witness my hand and official seal this 22ND day of February, 2001.

Notary Public

8/5/02
My Commission Expires

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002