45A

Prepared by:
Realty Title & Escrow Co., Inc.
5120 Virginia Way, C-22
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$244,000.00~~ $168,320.00

Affiant

Subscribed and sworn to before me this 13th day of March, 2001.

Notary Public
My commission expires: 5-27-2002

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Davidson County DEEDWARR
Recvd: 03/16/01 13:54 2pgs
Fees:11.00 Taxes:253.45
20010316-0025418

Address of New Owner:	Send Tax Bills to:	Tax-Information
Pete Harris d/b/a Harris Homes 4857 Manassas Drive Brentwood, TN 37027	New Owner	172-10-B-7.00

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 Pete Harris d/b/a Harris Homes, 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 Nos. 7 on the Plan of Christiansted Valley, Phase 1, Revision 1, of record in Instrument Number 200002150015149 and in Instrument Number 200002150015150 as Revised of record in Instrument Number 20010209-0012852, 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 Harriet D. White and husband, Charles White of record in Book 11426, Page 29 and Book 11432, Page 104; from Betty H. Kinnard, unmarried, of record in Book 11606, Page 851; by deed from Pam White n/k/a Pam white McCain and husband, Calvin McCain, of record in Book 11606, Page 859 and by deed from Michael White, unmarried, of record in Book 11606, Page 863, all in said Register's Office. The said McEwen Development, LLC having changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of record in Instrument Number 200003160026959, said Register's Office.

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 Lot7, Phase 1, Revison 1, Christiansted Valley , Nashville, TN 37211

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 March, 2001.

Regent Development, LLC

By: _____

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, Rick Blackburn, 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 Vice President 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 March, 2001.

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission expires 5-27-2002