Davidson County DEEDWARR
Recvd: 04/23/01 15:44 2pgs
Fees:11.00 Taxes:259.00

20010423-0040145

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $70,000.00.

Subsribed and sworn before me this the 20th day of April, 2001.

My Commission Expires
April 6, 2004
(Affix Seal)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Affiant
Rita Ann Mangrum
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013064
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Don B. Smithson
607 East Castle
Franklin, TN 37069

Send tax bills to:
WASHINGTON MUTUAL BANK, FA
390 Mallory Station Road, Suit
Franklin, TN 37067

Map 172-13-B Parcel 13

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

Don B. Smithson

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 13 on the Plan of Windyhill of record in Instrument No. 200005230051445, 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 record in Book 11659, page 388 and by Articles of Amendment McEwen Development, LLC changed their name to Regent Development, LLC of record in Instrument No. 200003160026959, said Register's Office.

/UN
THIS IS IMPROVED PROPERTY KNOWN AS 6516 Windyhill Court, Brentwood, TN 37027

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 20th day of April, 2001.

Rick Blackburn
Regent Development, LLC
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 20th day of April, 2001.

My commission expires:

My Commission Expires
April 8, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Rita Ann Mangrum
Notary Public