48A

Prepared by:
Realty Title & Escrow Co., Inc.
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $68,500.00

Affiant

Subscribed and sworn to before me this 11th day of May, 2001.

Notary Public
My commission expires: 7-27-2002

| Address of New Owner: | Send Tax Bills to: | Tax-Information |
|---|---|---|
| Pete W. Harris d/b/a<br>4857 Manassas Drive<br>Bentwood, TN 37027 | New Owner | 172-10-B-61.00 |

## 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 W. 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 61, Christiansted Valley, Phase 2, Revision 1, of record in Instrument Number 20010209-0012854, 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 in Book 11432, Page 104; by deed from Bettie 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 Michale White, unmarried, of record in Book 11606, Page 863, said Register's Office. The said McEwen Develoment, LLC having changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of record in Instrument No. 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 Lot 61, on White Court, 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.

Davidson County DEEDWARR
Recvd: 05/16/01 11:24 2pgs
Fees:11.00 Taxes:253.45
20010516-0050675

WITNESS my hand this 11th day of May, 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 11th day of May, 2001.

_____
Notary Public

My Commission expires 5-27-2002

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.