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Map& Parcel 172-10B-037

Davidson County DEEDWARR
Recvd: 06/01/01 17:45 2pgs
Fees:11.00 Taxes:220.15
20010601-0057263

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
Don B. Smithson
607 Eastcastle Court
Franklin, TN 37069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REGENT DEVELOPMENT, LLC f/k/a MCEWEN DEVELOPMENT, LLC, Grantor, has bargained and sold and by these presents does transfer and convey unto DON B. SMITHSON dba DON B. SMITHSON CONSTRUCTION, Grantee, his successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being Lot 37 on the Plan of Cluster Lot Development Christiansted Valley Phase 2, Revision 1, of record at Instrument No. 200102090012854, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a portion of the property conveyed to McEwen Development, LLC, by deeds of record in Book 11426, page 29; Book 11432, page 104; Book 11606, page 851; Book 11606, page 859; and Book 11606, page 863; Register's Office of Davidson County, Tennessee. McEwen Development, LLC subsequently changed its name to REGENT DEVELOPMENT, LLC.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1 of record at Instrument No. 200102090012854; Subject to matters shown on the plan of record in Chancery Court Book 1, page 95, Chancery Court of Davidson County, Tennessee; Declaration of covenants, conditions and restrictions of record at Instrument No. 199912210305559 and Instrument No. 200007280074515, Register's Office of Davidson County, Tennessee, to which the above-described property is subject; Storm Water Detention Agreement of record in Book 11628, page 8, Register's Office of Davidson County, Tennessee; and 2001 taxes which are a lien but are not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

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AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS the execution of this instrument on this the 29 day of May, 2001.

REGENT DEVELOPMENT, LLC f/k/a MCEWEN DEVELOPMENT, LLC

BY: Rick Blackburn

TITLE: V.P.

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared 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 V.P. of REGENT DEVELOPMENT, LLC (the maker) and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Franklin, Tennessee, this 29th day of May, 2001.

Gail P. Luttrell

NOTARY PUBLIC

My Commission Expires: 5-18-2002

STATE OF Tennessee)
)
COUNTY OF Williamson)

I Hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Fifty Nine Thousand Five Hundred and No/100 Dollars ($59,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of May, 2001.

Gail P. Luttrell

NOTARY PUBLIC

My Commission Expires: 5-18-2002

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