Book 30

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $59,900.00.

Subsribed and sworn before me this the 14th day of June, 2001.

Affiant

(Affix Seal)

Notary Public

My Commission Expires
April 6, 2004

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013138
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 172-10-B Parcel 36

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 36 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1 of record in Instrument No. 200101110003575 and revised in Instrument No. 200102090012854, 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 from Harriet D. White and husband, Charles White of record in Book 11426, page 29 from Charles White and wife, Harriet D. White of record in Book 11432, page 104 and from Michael White of record in Book 11606, page 863, Register's Office for Davidson County, Tennessee. By Amendment to Charter of record in Instrument Number 200003160026959, said Register's Office, the name of McEwen Development, LLC was changed to Regent Development, LLC.

THIS IS IMPROVED PROPERTY KNOWN AS 6712 Christiansted Lane, Nashville, TN 37211

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 14th day of June, 2001.

Regent Development, LLC
BY:
Rick Blackburn
Secretary

Davidson County DEEDWARR
Recvd: 06/18/01 08:45 2pgs
Fees:11.00 Taxes:221.63
20010618-0063871

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 14th day of June, 2001.

My commission expires:

_____

Rita Ann Mangrum
Notary Public

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN