Box 44 AS

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 09/20/01 16:09 3pgs Fees:18.00 Taxes:496.36 20010920-0102222	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $134,150.00. **Affiant** Subscribed and sworn to before me, this 20th day of September, 2001. Notary Public My Commission Expires: 5/24/03

Address New Owner As Follows:
Fallon Homes, LLC.
1822 Azure Way
Murfreesboro, TN 37128

Send Tax Bills To:
SAME

Map-Parcel Number:
172-10-B-88 (Lot No. 88)
172-10-B-66 (Lot No. 66)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGENT DEVELOPMENT, LLC, a Tennessee limited liability company, formerly McEWEN DEVELOPMENT, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FALLON HOMES, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Christiansted Valley, Phase 1, Revision 1, of record as Instrument No. 200102090012852, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record as Instrument No. 200102090012854, Register's Office for Davidson County, Tennessee, 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 White and husband, Charles White, of record in Book 11426, page 29, Book 11432, page 104; from Bettie H. Kinnard, unmarried, of record in Book 11606, page 851; from Pam White n/k/a Pam White McCaine and husband, Calvin McCain in Book 11606, page 859 and from Michael

White, unmarried, of record in Book 11606, page 863, Register's Office for Davidson County, Tennessee, the said McEwen Development, LLC having changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of record as Instrument No. 200003160026959, Register's Office for said County.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien but not yet due and payable, which as to Lot No. 88 have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom. As to Lot No. 66, Grantor shall pay 2001 Metro taxes.

2. Matters as shown on the Plan of Christiansted Valley, Phase 2, Revision 1, of record as Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee.

3. Matters as shown on the Plan of Christiansted Valley, Phase 2, Revision 1, of record as Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 199912210305559, Register's Office for said County.

5. Amendment One Architectural Design Standards for Christiansted Valley of record as Instrument No. 200007280074515, Register's Office for said County.

6. Storm Water Detention Agreement by and between McEwen Development, LLC and the Metropolitan Government of Nashville and Davidson County, of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 88 of Christiansted Valley, Phase 1, and Lot No. 66 of Christiansted Valley, Phase 2, 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 Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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; and further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 20th day of September, 2001.

REGENT DEVELOPMENT, LLC,
a Tennessee limited liability company

By: Rick Blackburn
Rick Blackburn, Vice-President

167404.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 the maker or a constituent and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of September, 2001.

Notary Public

My Commission Expires: 3/29/03



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