Map 172; Group 13B; Parcel 012.00

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
6517 Windyhill Court
Brentwood, TN 37027

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 (formerly known as 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 heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land lying and being located in the Sixth (6th) Civil District of Davidson County, Tennessee, and BEING Lot No. 12 on the Plan of Windyhill of record at Instrument No. 20000523-0051445, Register's Office of Davidson County, Tennessee, to which reference is hereby for a more complete and accurate description.
>
> Being a portion of the property conveyed to McEwen Development, LLC, by warranty deed of Steven L. Baird and wife, Ronna E. Baird, of record in Book 11659, page 388, Register's Office of Davidson County, Tennessee.

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: (a) Restrictive covenants contained in Book 4148, page 271; Book 4148, page 285, and Instrument No. 200003100025047, Register's Office of Davidson County, Tennessee; (b) Matters shown on plan of Windyhill, of record at Instrument No. 20000523-0051445, Register's Office of Davidson County, Tennessee (c) Easement for water lines of record in Book 4730, page 931, Register's Office of Davidson County, Tennessee; (d) Electrical Permit of record in Book 6504, page 346, Register's Office of Davidson County, Tennessee; (e) Storm Water Detention Agreement at Instrument No. 200004140037730, Register's Office of Davidson County, Tennessee; (f) Charter of Windyhill Homeowner's Association, Inc., at Instrument No. 200003100025046, Register's Office of Davidson County, Tennessee.

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 our hands on this the 20th day of November, 2001.

REGENT DEVELOPMENT, LLC

BY: Kent Blackwell

TITLE: V.P.

Davidson County DEEDWARR
Recvd: 12/06/01 14:55 2pgs
Fees:13.00 Taxes:259.00

20011206-0134591

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 the maker or a constituent of the maker 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 and seal, at office in Franklin, TN, this 29th day of November, 2001.

Gail P. Luttrell
NOTARY PUBLIC

My Commission Expires: 5-18-2002

STATE OF Tennessee)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Seventy Thousand Dollars ($70,000.00) 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 November, 2001.

Gail P. Luttrell
NOTARY PUBLIC

My Commission Expires: 5-18-2002