Part of MAP 172; PARCEL 037

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 dba Don B. Smithson Construction
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(s), 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 in Davidson County, Tennessee, being Lot 43 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 Grantor 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, Register's Office of Davidson County, Tennessee; 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; Storm Water Detention Agreement of record in Book 11628, page 8, Register's Office of Davidson County, Tennessee; Taxes for the years 2002 and future years. Grantor shall pay all taxes for years 2001 and prior years.

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 Warranty Deed on this the 6th day of December, 2001.

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

BY: Rick Blackwell

TITLE: V.P.

Davidson County DEEDWARR
Recvd: 12/13/01 10:22 2pgs
Fees:13.00 Taxes:223.85

20011213-0137727

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 6th day of December, 2001.

Gale 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 Sixty Thousand Five Hundred Dollars ($60,500.00) 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 6th day of December, 2001.

Gale P. Luttrell
NOTARY PUBLIC

My Commission Expires: 5-18-2002

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