Davidson County DEEDWARR
Recvd: 02/14/02 11:33 2pgs
Fees:13.00 Taxes:216.45

20020214-0019636

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $58,500.00.

Subsribed and sworn before me this the 13th day of February, 2002.

Affiant

Notary Public

My Commission Expires
April 6, 2004

(Affix Seal)

RITA ANN MANDRUL NOTARY PUBLIC WILLIAMSON CO. TN

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y023675
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Don B. Smithson
6517 Windy Hill Court
Nashville, TN 37211

Send tax bills to:
NEW OWNER

Map 172-10-B Parcel 41

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 41 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 same property conveyed to McEwen Development, LLC by deeds from Harriet D. White and husband Charles White of record in Book 11426, page 29 and Book 11432, page 104 by Deed from Bettie H. Kinnard, Unmarried of record in Book 11606, page 851 by Deed from Pam White n/k/a Pam White McCain and husband, Calvin McCain of record in Book 11606, page 859 and by Deed from Michael White, Unmaried of record in Book 11606, page 863, said Register's Office. The said McEwen Development, LLC having changed its name to Regent Development, LLC as evidenced by Articles of Amendment of record in Instrument No. 200003160026959, said Register's Office.

/UN
THIS IS IMPROVED PROPERTY KNOWN AS 6241 Palomar Court, 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 13th day of February, 2002.

Regent Development, LLC
BY:
Rick Blackburn
Secretary

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 13th day of February, 2002.

My commission expires:

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Rita Ann Mangrum
Notary Public