This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Windsor Homes, Inc.
P. O. Box 1881
Brentwood, TN 37024

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/11/02 10:54 2pgs
Fees:13.00 Taxes:447.70
20020311-0030024

MAP	**172-10**
GROUP	**B**
PARCEL	**53 & 100**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Regent Development, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Windsor Homes, Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being **Lot No. 53** of Christiansted Valley Subdivision, Phase 2, Revision 1, of record in Plat Book 20010209-0012854, and **Lot 100** of Christiansted Valley Subdivision, Phase 1, Revision 1, of record in Plat Book 20010209-0012852, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being a part of the same 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, Davidson County, Tennessee. McEwen Development, LLC subsequently changed its name to Regent Development, LLC as evidenced by Articles of Amendment of record in Instr. 20000316-0026959, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is unimproved property known as Lot 53 & Lot 100, Christiansted Valley, Nashville, Tennessee 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, GRANTOR does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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 persons 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 the 28th day of February, 2002.

Regent Development, LLC

By: _____
Rick Blackburn, Vice-President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rick Blackburn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Vice-President** of **Regent Development, LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 28th day of February, 2002.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $121,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2002.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/06