*THIS INSTRUMENT PREPARED BY:*
***Richard W. Sebastian***
***ORTALE, KELLEY, HERBERT & CRAWFORD***
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*

*STATE OF TENNESSEE ]*
*COUNTY OF WILLIAMSON]*

*The actual consideration or value, whichever is greater, for this transfer is $38,000.00.*

*Affiant*

*Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*My commission expires:* 5/30/2003

**Name and Address of New Owner**:

Fallon Homes, LLC
1822 Azure Way
Murfreesboro, TN 37128-8523

Davidson County DEEDWARR
Recvd: 05/06/02 15:57 2pgs
Fees:13.00 Taxes:140.60
20020506-0055569

**Send Tax Bills To**:

New Owner

**Street Address of Subject Property**:

Lot No. 56, Lenox Village, Section One
Nashville, TN 37211

**Map and Parcel**:

P/O 172-00-089

## 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 considerations, the receipt and sufficiency of which are hereby acknowledged, **LENOX VILLAGE I, LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **FALLON HOMES, LLC, a** Tennessee Limited Liability Company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Lenox Village, Section One, of record as Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Lenox Village I, LLC, by Deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation, of record in Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2002 which have been prorated between the parties and assumed by Grantee;

2. All matters shown on plan of record as Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee; and

3. Master Deed and Restrictions of record as Instrument No. 20020315-0032825 and Declaration and By-Laws of record as Instrument No. 20020315-0320826, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

5. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer, Water Mains and Appurtenances, of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

**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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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 31st day of May, 2002.

**LENOX VILLAGE I, LLC**

**BY:** Rick Blackburn

**Rick Blackburn, Secretary**

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**STATE OF TENNESSEE** ]
]
**COUNTY OF WILLIAMSON** ]

Personally appeared before me, 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 Secretary of LENOX VILLAGE I, LLC, a Tennessee limited liability company, the within named 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 Franklin, Tennessee, the day and year first above written.

**NOTARY PUBLIC**

**My commission expires:** 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE