THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,288.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of July, 2002.

Notary Public
My Commission Expires: 1-28-2006

Davidson County DEEDWARR
Recvd: 07/23/02 09:41 2pgs
Fees:13.00 Taxes:385.87
20020723-0088194

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Julie Anne Halstead
22 Anton Court
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
148-10-0 146.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE REGENCY GROUP, a Tennessee general partnership,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JULIE ANNE HALSTEAD, unmarried,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Anton Place, or record in Book 9700, Page 376, Register's Office for said County.

Being part of the same property conveyed to Grantor(s) by deed of record in Book 9799, Page 159, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee. Said Grantor(s) converted from a limited liability company to a general partnership pursuant to a Certificate of Merger of record as Instrument No. 200001180005838, said Register's Office.

Taxes for the current year have been prorated and have been assumed by Grantee(s). Taxes are being prorated upon the unimproved assessment only.

This is improved property known as: **22 Anton Court, Nashville, TN 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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs 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 19th day of July, 2002.

THE REGENCY GROUP,
a Tennessee General Partnership

BONNA J. PHILLIPS, General Partner

Jul 19 02 05:51p HAD PC TN TIL 615 369 6666 p.2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforementioned, personally appeared DONNA J. PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a General Partner of The Regency Group, a Tennessee General Partnership, the within named bargainors, and that he/she as a General Partner of The Regency Group, a Tennessee General Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as a General Partner of The Regency Group, a Tennessee General Partnership.

Witness my hand and seal this 19TH day of July, 2002.

Joanne Miller Cole
Notary Public

My Commission Expires: 1-28-2006