Box 36
(Jamie)

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 DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

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

Notary Public

My commission expires: 5/30/2004

Name and Address of New Owner:

Leo C. Bunt and wife, Nell Bunt
1421 Marable Road
Lawrenceburg, Tennessee 38464

Davidson County DEEDWARR
Recvd: 08/02/02 10:46 2pgs
Fees:13.00 Taxes:240.50
20020802-0092764

Send Tax Bills To:

New Owner

Street Address of Subject Property:

6217 Palomar Court
Nashville, TN 37211

Map and Parcel:

172-10-0-B

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, **REGENT DEVELOPMENT LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **LEO C. BUNT and wife, NELL BUNT**, hereinafter called "**GRANTEE,**" their 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. 82, on the Plan of Christiansted Valley, Phase 1, Revision 1, of record as Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to McEwen Development, LLC by Deed from Charles White and wife, Harriet D. White, of record in Book 11432, page 104, Register's Office for Davidson County, Tennessee, and by Deed from Bettie H. Kinnard, unmarried, of record in Book 11606, page 851, Register's Office for Davidson County, Tennessee. The said McEwen Development, LLC having changed its name to Regent Development, LLC by Charter Amendment of record in Instrument No. 200003160026959, 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 2002 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on plan of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 199912210305559 and amended by Instrument No. 200007280074515, said Register's Office.

4. Stormwater Detention Agreement of record in Book 11628, page 8, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title 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 31st day of July, 2002.

REGENT DEVELOPMENT LLC,
a Tennessee limited liability company

BY: _____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE |
|
COUNTY OF DAVIDSON |

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Regent Development LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chief Manager of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 2002.

_____
Notary Public
My commission expires: 5/30/2004

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RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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