THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 08/22/02 10:38 3pgs Fees:18.00 Taxes:140.23 20020822-0101566	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $37,900.00 **Affiant** Subscribed and sworn to before me, this 21st day of August, 2002. Notary Public My Commission Expires:

Address New Owner As Follows: Fallon Homes, LLC 1822 Azure Way Murfreesboro, TN 37128	Send Tax Bills To: SAME	Map-Parcel Number: Part of 172-00-0-088.00

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 consideration, the receipt of which is hereby acknowledged, **LENOX VILLAGE I LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FALLON HOMES, LLC,** a Tennessee limited liability company, hereinafter called the 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. 79 on the plan of Revision One, Section Two, Lenox Village, of record as Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Lenox Village I LLC, a Tennessee limited liability company, by deed from Louis J. Resha, Jr., Raymond M.. Resha and SunTrust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.), as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee, by deed quitclaim deed from Regent Development, LLC, of record as Instrument No. 20010917-0100422, Register's Office for said County, and by quitclaim deed from Lenox Village III, LLC, of record as Instrument No. 20010917-0100423, Register's Office for Davidson County, Tennessee

A new legal description was prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and will be paid by Grantor. Grantor agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantee from liability and loss therefrom.

2. Access Easement as retained by Lord's Chapel Church in deed of record as Instrument No. 20010103-0000902, Register's Office for said County.

3. All matters as shown on the Plan of record as Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee.

4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for said County.

5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, Register's Office for said County.

6. Storm Water Detention Agreement of record in Book 7361, page 230, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record as Instrument No. 20020408-0042676, Register's Office for said County.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record as Instrument No. 20011129-0130322, Register's Office for said County.

9. Charter for Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for said County.

This is unimproved property known as Lot 79, Leveson Way, Lenox Village, Section Two, Nashville, 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 it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of August, 2002.

LENOX VILLAGE I LLC,
a Tennessee limited liability company

By: Rick Blackburn
Rick Blackburn, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **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 the 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, at office, this 21st day of August, 2002.

Notary Public

My Commission Expires: 3/29/03

