Davidson County DEEDWARR
Recvd: 08/01/03 15:02 2pgs
Fees:13.00 Taxes:806.23

20030801-0109555

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,900.00

A. [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF July, 2003.

[illegible]
NOTARY PUBLIC

3/25/06

STEPHANIE G. FOSTER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19650SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger Abramson Lisa Abramson 7110 Lenox Village Drive Nashville, TN 37211	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, Tennessee 37204	172-89

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Regent Development LLC and d/b/a Regent Homes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Roger Abramson and Lisa Abramson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 22 on the Plat of Section One of Lenox Village of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Regent Development, LLC, d/b/a Regent Homes, by deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20030801-0109554 Register's Office for Davidson County, Tennessee.

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

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plat of record as Instrument No. 20020312-0033866 in the Register's Office for Davidson County, Tennessee.
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office, and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office.

5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458 in said Register's Office.
6. Storm Water Detention Agreements of record in Book 7361, page 230, and as Instrument No. 20020408-0042676 in said Register's Office.
7. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902 in said Register's Office.
8. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 in said Register's Office.
9. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office.

This property is also known as improved property located at 7110 Lenox Village Drive, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 31st day of July 2003.

Regent Development LLC, d/b/a Regent Homes

By: _____

David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, 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 (or other officer authorized to execute the instrument) Regent Development, LLC, d/b/a Regent Homes, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, be signing the name of the company by himself as Chief Manager.

WITNESS my hand and official seal, this 31st day of July 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/25/06