BOX 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 01/07/04 08:22 3pgs Fees:18.00 Taxes:888.00 20040107-0002268	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00 Rick Blackburn *Affiant* Subscribed and sworn to me on January 6, 2004. NOTARY PUBLIC 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

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19852

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 1524 Fernwood Court Brentwood, TN 37027	SAME	P/0-172-244

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, Lenox Village I, LLC, a Tennessee limited liability company hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee limited liability company hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit Nos. A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, reference is hereby made for a more complete description of said units.

Being part 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 (successor 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. Also being part of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company by deed from Regent Development, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20010917-0100422, Register's Office for Davidson County, Tennessee. The said Lenox Village I, LLC and Lenox Village I, LLC, a Tennessee Limited Liability Company being one and the same entity.

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

1. 2004 Davidson County taxes which have been 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 plan of record of record as Instrument No. 20031120-0169460 and as Exhibit "B" to supplemental of record as Instrument No. 20031212-0178492, Register's Office for County, Tennessee.
4. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
5. 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.
6. 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. 20031212-0178492, 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. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
10. 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 unimproved property located at 7001 Lenox Village Drive, Units A-1, A-2, A-3, A-4, A-5, A-6, A7, A-8, A-9, A-10, A-11, A-12, 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 on January 6, 2004.

Lenox Village I, LLC,
A Tennessee limited liability company

By: _____
David 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 chmg MGR of Lenox Village I, LLC, a Tennessee limited liability company, the within named bargainor, a [redacted] limited liability company, and that he as such chmg MGR executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as chmg MGR.

Witness my hand and official seal on January 6, 2004.

NOTARY PUBLIC

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