RECORD & RETURN TO:
Richard W. Sebastian, Esq. #15668
Ortale, Kelley, Herbert & Crawford
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/04 14:58 2pgs
Fees:13.00 Taxes:222.00
20040130-0011936

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JANUARY, 2004.

NOTARY PUBLIC
My Commission Expires: 5/30/2004

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq. #15668
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19909

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jay Todd Nichols 605 Hadley Avenue Old Hickory, TN 37138	SAME	172-13-B-11 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, 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 (formerly known as McEwen Development, LLC), hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **JAY TODD NICHOLS,** hereinafter called **"GRANTEE,"** his successors, heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 11 on the Plan of Windyhill of record in Instrument No. 200005230051445, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to McEwen Development, LLC by deed from Steven L. Baird and wife, Ronna E. Baird of record in Book 11659, page 388, Register's Office for Davidson County, Tennessee the said McEwen Development, LLC having changed its name to Regent Development, LLC as evidenced by Articles of Amendment of the Articles of Organization of McEwen Development, LLC of record as 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. 2003 Davidson County Taxes, which have been paid by the Grantor. 2004 Davidson County taxes and subsequent years are assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 200005230051445 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions, and By-Laws of Windyhill Homeowners' Association of record as Instrument No. 20000310-0025047 in the Register's Office for Davidson County, Tennessee;
4. Restrictive Covenants of record in Book 4148, page 271 and Book 4148, page 285, Register's Office for Davidson County, Tennessee;
5. Charter of Windy Hill Homeowner's Association of record as Instrument No. 200003100025046, Register's Office for Davidson County, Tennessee; and
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

This property is also known as vacant property located at: 6521 Windyhill Court, Brentwood, TN 37027.

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 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 GRANTOR does further covenant and bind itself, its successors and assigns, 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 our hands this 30th day of January, 2004.

REGENT DEVELOPMENT, LLC, a Tennessee limited liability company

By: Rick Blackburn
Rick Blackburn, Secretary

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Regent Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Secretary 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 Company by himself as Secretary.

NOTARY PUBLIC

My Commission Expires: 5/30/2004

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