Davidson County DEEDWARR
Recvd: 03/16/04 11:18 3pgs
Fees:18.00 Taxes:333.00

20040316-0029780

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $90,000.00. Rick Blackburn Affiant Subscribed and sworn to before me, this 12th day of March, 2004. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Regent Homes, LLC 1524 Fernwood Court Brentwood, TN 37027	SAME	Lot 229-173-090A 127.00CO Lot 211-173-090A 145.00CO

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 II, LLC,** a Tennessee limited liability co., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **REGENT HOMES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Lenox Village II, Section One, of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Section Two, Lenox Village II, of record as Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lenox Village II, LLC, a Tennessee limited liability company, by deed from Hurley-Y, a Tennessee general partnership, of record as Instrument No. 20020404-0041445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters shown on the Plan of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record as Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee.

4. Master Deed Restrictions of Lenox Village of record as Instrument No. 20020315-0032825, and Supplemental Restrictions of record as Instrument No. 20021226-0158458 and Instrument No. 20021226-0158459, and Supplemental Master Restrictions of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee, and Supplemental Master Restrictions of record as Instrument No. 20021226-0158458, Register's Office for said County.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record as Instrument No. 200010918-0100850, Register's Office for Davidson County, Tennessee, and of record as Instrument No. 20010918-0100852, said Register's Office.

6. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee, and as Instrument No. 20020408-0042676, Register's Office for said County.

This is unimproved property known as 708 Adams Mill Ct., (Lot 229) and 6912 Sunnywood Drive, (Lot 211) Nashville, TN 37211.

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 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 land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of March 2004.

LENOX VILLAGE II, LLC, a Tennessee limited liability company

By: _____
David C. McGowen, Chief Manager

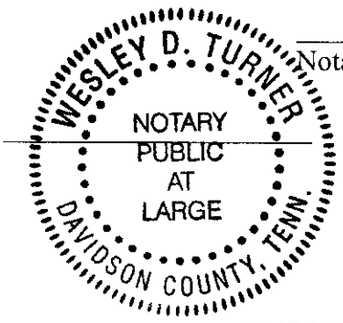
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID C. MCGOWAN, JR.,** 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 **Chief Manager**, 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 12th day of March, 2004.

Notary Public

My Commission Expires:



My Commission Expires JAN. 27, 2007