Davidson County DEEDWARR
Recvd: 03/16/04 11:18 3pgs
Fees:18.00 Taxes:366.30

20040316-0029781

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 $99,000.00. 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	Part of Map 172-00-088 Part of Map 172-00-089 Part of Map 173-00-062

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 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:

Land in Davidson County, Tennessee, being Lot Nos. 204 and 205 on the Plan of Phase E, Lenox Village, of record as Instrument No. 20040109-0003952, 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 I LLC by deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464; by deed from The Lord's Chapel Church through its Trustees being Louis T. Hart, Trustee, Chet Leone, Trustee and James Wesley Jones, Trustee, of record as Instrument No. 20011126-0128689; and

by deed from The Lord's Chapel Church, by its Trustees, of record as Instrument No. 20030919-0139193, 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.

3. All matters shown on the Plan of record as Instrument No. 20040109-003952, Register's Office for Davidson County, Tennessee.

5. 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.

6. 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.

7. 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.

8. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Book 7361, page 230, Register's Office for Davisdon County, Tennessee.

9. 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. 20011129-0130322, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lots 204 and 205 Saint Danasus Drive, 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: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007