19999

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Box 36

Davidson County DEEDWARR
Recvd: 04/01/04 14:17 2pgs
Fees:13.00 Taxes:706.70

20040401-0036822

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $191,000.00.

Affiant

Subscribed and sworn to me on March 31, 2004.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19999SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	173-9-A-254-CO (Lot 195) 173-9-A-255-CO (Lot 196) 173-9-A-256-CO (Lot 197) 173-9-A-257-CO (Lot 198) 173-9-A-258-CO (Lot 199) 173-9-A-259-CO (Lot 200)

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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 195, 196, 197, 198, 199, 200, on the Plan of Lenox Village, Phase "E", as 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 and accurate legal description.
>
> Being a 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 in 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.

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 Grantee; and
2. Matters shown on plan of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee; and

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction of record as Instrument No. 20020315-0032826 as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee; and
4. Master Deed of record as Instrument No. 20020315-0032825, and amended by Instrument No. 200212260158459, Register's Office for Davidson County, Tennessee; and
5. Storm Water Detention Agreement of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
6. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
7. 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.

This property is also known as improved property located at Lot Nos. 195, 196, 197, 198, 199, and 200, Lenox Village, Phase "E", Nashville, Davidson County, 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 GRANTEE, its successors 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, its successors 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 March 31, 2004.

Lenox Village I, LLC, a Tennessee Limited Liability Company:

By: Rick Blackburn

Title: SECRETARY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the 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, swore to and acknowledged himself/herself to be the SEC of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such SEC executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as .

Witness my hand, at office, this 31st day of March 2004.

Notary Public

My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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