Davidson County DEEDWARR
Recvd: 04/15/04 15:16 2pgs
Fees:13.00 Taxes:377.40
20040415-0042655

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 $102,000.00.

Affiant

Subscribed and sworn to me on April 15, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20028

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	173-9-A-139 CO (Lot 217) 173-9-A-124 CO (Lot 232)

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:

TRACT 2

Land in Davidson County, Tennessee, being Lot Nos. 217 and 232 on the Plan of Lenox Village II, Section One, of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.

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, by deed of record as Instrument No. 20020404-0041445, Register's Office for Davidson County, Tennessee.

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

1. Taxes and assessments for 2004 and subsequent years, a lien, but not yet due and payable; and
2. Matters shown on plan of record of record as Instrument No.20030106-0001756, 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 Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, and as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee; and

4. Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100582, Register's Office for Davidson County, Tennessee; and
5. Storm water detention agreement of record as Instrument No. 20020722-0087469 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee
6. Easement for the flow of waters of an unnamed tributary of Mill Creek and the rights of the public therein.
7. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
8. Subject to the rights of others in and to the common areas.
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This is unimproved property know as: 609 Sitting Mill Court, Nashville, TN (Lot 217) and 6949 Sunnywood Drive, Nashville, TN (Lot 232)

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 April 15, 2004.

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

By: _____

Title: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, 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, swore to and acknowledged himself/herself to be the Chief Manager of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Chief Manager 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 15th day of April, 2004.

Jamie L. Hallman
Notary Public

My commission expires: 5-29-05

NOTARY PUBLIC AT LARGE
Jamie L. Hallman
My Commission Expires
May 29, 2005
STATE OF TENNESSEE