(2)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 14:20 3pgs
Fees:18.00 Taxes:838.68

20040423-0046544

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,669.00.

Affiant

Subscribed and sworn to me on April 21, 2004.

NOTARY PUBLIC

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
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 #20039SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregory P. Batusic 609 St. Jules Lane Nashville, TN 37211	SAME	173-09-A-014.00

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 d/b/a Regent Homes, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gregory P. Batusic, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plat of Section One of Lenox Village of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Regent Development, LLC d/b/a as Regent Homes, by deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20030728-0105270, in the 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 prorated by the parties and assumed by the Grantees; and

2. Matters shown on plat of record as Instrument No. 20020312-0033866 in the Register's Office for Davidson County, Tennessee; and
3. Master Deed and Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office, and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458 in said Register's Office; and
5. Storm Water Detention Agreements of record in Book 7361, page 230, and as Instrument No. 20020408-0042676 in said Register's Office; and
6. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902 in said Register's Office; and
7. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 in said Register's Office; and
8. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
9. 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 609 St. Jules Lane, Nashville, 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, 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 on April 21, 2004.

Regent Development, LLC d/b/a
Regent Homes, 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 BLAZEBOY, 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 to be the SECRETARY of REGENT DEVELOPMENT, LLC D/B/A REGENT HOMES, 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 SEC.

Witness my hand, at office, this 15th day of April, 2004.

Notary Public

My commission expires: 3/22/08

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE