Box 36
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RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/04 14:50 2pgs
Fees:13.00 Taxes:888.00

20040527-0062703

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Affiant

Subscribed and sworn to me on May 26, 2004.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
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 #20144

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	104-02-060.00

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, Jerry P. Levine, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liabiliy 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 the easterly part of Lot Nos. 99 and 100, on the Plan of Revised Map of West End, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee. Said portions of Lots Nos. 99 and 100 adjoin and together form a corner lot, fronting 120 feet on the westerly margin of Long Boulevard and fronts 102.5 feet on the northerly margin of Mason Avenue or Parthenon Street, and extends back 99 feet, on the southerly line and 98 feet on the westerly line to a point of intersection.
>
> Being the same property conveyed to Jerry P. Levine by deed from Ivis J. Rose, unmarried, of record in Book 10709, page 194, 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 Grantee; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

3. 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 3200 Long Boulevard, Nashville, TN 37203.

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 he 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 himself, his heirs 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 May 26, 2004.

Jerry P. Levine

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 26, 2004, before me personally appeared Jerry P. Levine to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 26, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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