20376

(1)
Box 36

THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 3952

Davidson County DEEDWARR
Recvd: 10/08/04 14:20 2pgs
Fees:13.00 Taxes:1110.00
20041008-0122090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 ($300,000.00) DOLLARS, cash in hand paid by REGENT HOMES, LLC, a Tennessee limited liability company, receipt of which is hereby acknowledged, I, HUGH G. FRENCH (also known as Hugh G. French, Jr.), unmarried, have bargained and sold, and by these presents do transfer and convey unto the said REGENT HOMES, LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land as follows:

Being Lot No. 124 of the Revised Map of West End Park, as of record in Book 421, Page 82 and 83, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 124 fronts 110 feet on the northerly side of West End Circle and runs back 160 feet on the westerly line and 187 feet on the easterly line to an alley and measures 15 feet thereon.

Being the same property conveyed to Jessie Walker French, by deed from Hugh G. French (also known as Hugh G. French, Jr.), unmarried, dated September 11, 1974, and of record in Book 4856, Page 672, in the Register's Office of Davidson County, Tennessee. Also being same property conveyed to Jessie Walker French, a widow, by Quitclaim Deed from Hugh G. French, dated September 9, 1988, and of record in Book 10022, Page 851, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of West End Circle and an alley.

This conveyance is subject to a Sewer Easement as set forth in Book 778, Page 343, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 421, Pages 82 and 83, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions as set forth in Book 647, Page 310, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGENT HOMES, LLC, a Tennessee limited liability company, its successors and assigns, forever. And I do covenant with the said REGENT HOMES, LLC, a Tennessee limited liability company, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said REGENT HOMES, LLC, a

Tennessee limited liability company, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 6th day of October, 2004.

HUGH G. FRENCH

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, HUGH G. FRENCH (also known as Hugh G. French, Jr.), unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 10-18-04

HUMPHREYS COUNTY, TN NOTARY PUBLIC AT LARGE CHRISTY J. HOWARD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 7th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Tax Map 104-2
Parcel No. 182.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
REGENT HOMES, LLC
6036 Nolensville Rd
Nashville TN 37211