File #200510011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	SAME	Map: P/O-173-62.00
(NAME)	(NAME)	
6026 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LENOX VILLAGE I, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **REGENT HOMES, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 220, 351, 352, 353, 354, 355 and 482 on the Plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lenox Village, as shown by plat appearing of record in Instrument No. 20050113-0004928, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a portion of the same property conveyed to Lenox Village I, LLC by Special Warranty Deed dated July 2, 2001 of record in Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and Restrictions of record in Instrument No. 20020315-0032825, and Supplement Master Deed Restrictions of record in Instrument No. 20021226-0158459; Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument No. 20020315-0032826, and Supplemental Declaration of Charter of record in Instrument No. 20021226-0158458; Easement for Sanitary Sewer, Water Mains and Appurtenances of record in Instrument No. 20011129-0130322; Storm Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676; Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449; all matters shown on plat of record in Instrument No. 20050113-0004928; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lots 220,351,352,353,354,355,482 Lenox Village, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenants 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds 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.

Davidson County DEEDWARR
Recvd: 01/25/05 09:17 2 pgs
Fees:13.00 Taxes:1010.10
20050125-0008840

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 its hand this 24th day of January, 2005.

Lenox Village I, LLC

BY: _____
David C. McGowan, Jr.
Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, 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, acknowledged himself to be the Chief Manager of Lenox Village I, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 24th day of January, 2005.

_____
Notary Public

My Commission Expires: 11/10/08

(SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

Southern Title Services
Three Maryland Farms, Suite 150
Brentwood, TN 37027