Davidson County DEEDWARR
Recvd: 02/07/05 15:11 2 pgs
Fees:13.00 Taxes:573.13

20050207-0014233

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 $154,900.00.

Kim T Luong
Affiant

Subscribed and sworn to me on January 28, 2004.

NOTARY PUBLIC 5/29/05

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20363

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kim Tuyet Luong 904 Tote Lane Nashville, TN 37211	SAME	173-09-0-A 305.00 CO

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 Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Kim Tuyet Luong, an unmarried woman, and May Luong, an unmarried woman, as joint tenants with right of survivorship, 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. 261, on the Plan of Lenox Village, Phase 4, as of record in as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20040830-0104751, 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 paid by the Grantor; 2005 Davidson County taxes are assumed by the Grantee; and
2. Matters shown on plan of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee; and
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 as Supplemental Declaration of Charter, Easements, Covenants and Restrictions of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee; and
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplement Master Deed Restrictions of record as Instrument No. 200212260158459, Register's Office for Davidson County, Tennessee; and
5. Easement for sanitary sewers, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and

6. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
7. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
8. Restrictive Covenant for Detached Structure, of record in Instrument No. 20041105-0133849, Register's Office for Davidson County, Tennessee;
9. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, in said Register's Office for Davidson County, Tennessee.
10. 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 904 Tote 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 January 28, 2004.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____

Title: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for 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 Chg Mgr (Officer) of Regent Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chg Mgr (Officer) of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chg Mgr of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, the day and year first above written.

_____
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