File #200510031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 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	NEW OWNER	Map: 136-15-0-B-140,141,142,143,144,145, 146 and 147-CO
(NAME)	(NAME)	
(ADDRESS) 6026 Nolensville Pike	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/22/05 11:24 2 pg
Fees:13.00 Taxes:592.00

20050222-0019104

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **REGENT DEVELOPMENT, LLC**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **REGENT HOMES, LLC**, hereinafter called the GRANTEES, their heirs 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 Unit Nos. 94, 96, 98, 100, 102, 104, 106 and 108, on the Plan of Phase 3, Smith Springs Townhomes, as shown by plat appearing of record in Instrument No. 20040319-0031383, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being part of the same property conveyed to McEwen Development, LLC, a Tennessee limited liability company by Warranty Deed dated November 30, 1998 of record in Book 11267, Page 539 and by Warranty Deed dated June 1, 1999 of record in Book 11536, Page 885, Register's Office for Davidson County, Tennessee. The said McEwen Development LLC, a Tennessee limited liability company is now known as Regent Development, LLC as evidenced by Articles of Amendment of record in Instrument No. 20000316-0026959, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 11666, Page 151 and in Instrument No. 20030115-0006563; Charter for Homeowners' Association of record in Book 11666, Page 149; Storm Water Detention Agreement of record in Book 11540, Page 482; all matters shown on plat of record in Instrument No. 20040319-0031383; 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 94, 96, 98, 100, 102, 104, 106 & 108, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 its hand this 17th day of February, 2005.

Regent Development, 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 Regent Development, 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 17th day of February, 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