File #200590392

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 393,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	SAME	Map: P/O 173-00-00-062,220, & 73
(NAME)	(NAME)	
(ADDRESS) 6026 Nolensville Pike	(ADDRESS)	
(CITY) Nashville, (STATE) TN (ZIP) 37211	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/29/05 14:15 2 pgs
Fees:13.00 Taxes:1454.10
20050429-0047946

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:

TRACT I:

Land in Davidson County, Tennessee, being all of Lot No. 238, on the Plan of Phase Four, Lenox Village, as shown by plat appearing of record in Instrument No. 20040806-0094784, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part 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.

TRACT II:

Land in Davidson County, Tennessee, being all of Lot Nos. 325 and 328, on the Plan of Phase Five, Lenox Village, as shown by plat appearing of record in Instrument No. 20050120-0007427, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Warranty Deed dated April 2, 2001, of record in Instrument No. 20010403-0032171, and being part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Warranty Deed dated August 13, 2001 of record in Instrument No. 20010815-0088262, of the Register's Office for Davidson County, Tennessee. Said property being part of the same property further conveyed to Lenox Village II, LLC, a Tennessee limited liability company by Warranty Deed dated April 3, 2002 of record in Instrument No. 20020404-0041445, and part of the same property conveyed to Lenox Village I, LLC by Special Warranty Deeds dated May 26, 2004 of record in Instrument No. 20040526-0062218 and in Instrument No. 20040526-0062219, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being all of Lot Nos. 367, 368, 369, 370, 371, 372, 384, 385, 386 and 387, on the Plan of Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050112-0004530, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part 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:
TRACT I:

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20020315-0032826; Master Deed of record in Instrument No. 20020315-0032825; Charter of Homeowners' Association of record in Instrument No. 20020412-0045831; Storm Water Detention Agreement of record in Instrument No. 20020408-0042676; Sanitary Sewer Easement and/or Storm Drainage of record in Instrument No. 20030923-0140666; all matters shown on plat of record in Instrument No. 20040806-0094784; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

TRACT II:

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20020315-0032826, Instrument No. 20040526-0062220, as corrected in Instrument No. 20050113-0005133; Master Deed of record in Instrument No. 20020315-0032825 and in Instrument No. 20040526-0062221; Charter of Homeowners' Association of record in Instrument No. 20020412-0045831; Storm Water Detention Agreement of record in Instrument No. 20040305-0025146; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20010918-0100851 and in Instrument No. 20010918-0100849; all matters shown on plat of record in Instrument No. 20050120-0007427; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

TRACT III:

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20020315-0032826; Master Deed of record in Instrument No. 20020315-0032825; Charter of Homeowners' Association of record in Instrument No. 20020412-0045831; Storm Water Detention Agreement of record in Instrument No. 20020408-0042676; Sanitary Sewer Easement and/or Storm Drainage of record in Instrument No. 20030923-0140666; all matters shown on plat of record in Instrument No. 20050112-0004530; 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 238,325,328,367-372,384-387, 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.

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 this 26th day of April, 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 26th day of April, 2005.

_____
Notary Public

My Commission Expires: 2-20-07

LYNN F. VAUGHT
COMMISSION EXP.
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services