(1)

Davidson County DEEDWARR
Recvd: 05/27/05 14:19 2 pgs
Fees:13.00 Taxes:1295.00

20050527-0060305

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 $350,000.00.

Affiant

Subscribed and sworn to me on May 20, 2005.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20619

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	104-02-0-181.00

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, James L. Corby, Jr., an unmarried man and Margaret A. Bucy, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors 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. 125 on the Revised Plan of West End park, as of record in Plat Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Corby, Jr. and Margaret A. Bucy, both unmarried by Deed from Steven Wesley Boyd, an unmarried person, of record in Book No. 10306, page 100, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on the revised map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee; and
3. Right of Way easement of record in Book 778, page 343, said Register's Office; and
4. 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 127 31st Avenue North, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs 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 on May 20, 2005.

James L. Corby, Jr.

Margaret A. Bucy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 20, 2005, before me personally appeared James L. Corby, Jr. and Margaret A. Bucy to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 20, 2005.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE