(1) #20822

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 15:44 4 pgs
Fees:23.00 Taxes:1831.50

20050601-0061914

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $495,000.00.

Affiant

Subscribed and sworn to me on May 31, 2005.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20822SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	173-9-A-263 CO (lot 216) 173-9-A-264 CO (lot 215) 173-9-A-265 CO (lot 214) 173-9-A-334 CO (lot 236) 173-9-A-335 CO (lot 235) 173-9-A-339 CO (lot 360) 173-9-A-341 CO (lot 358) 173-9-A-404 CO (lot 338) 137-9-A-458 CO (lot 397)

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, Lenox Village I, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 214, 215 and 216, on the Plan of Lenox Village, Phase E, of record as Instrument No. 20040109-0003952 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Lenox Village I, LLC by deed from The Lord's Chapel Church through its Trustees being Louis T. Hart, Trustee, Chet Leone, Trustee and James Wesley Jones, Trustee, dated November 15, 2001 and of record as Instrument No. 20011126-0128689, Register's Office for Davidson County, Tennessee. Further,

being a portion of the same property conveyed to Lenox Village I, LLC, by deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.) as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot Nos. 235, 236, 358 and 360, on the plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Lenox Village I, LLC, by deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.) as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 338, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company, by deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 2004526-0062218 and Instrument No. 20040526-0062219, in the Register's Office for Davidson County, Tennessee.

TRACT 4:

Land in Davidson County, Tennessee, being Lot No. 397, on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Lenox Village I, LLC, by deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.) as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464, 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. Matters shown on plan of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee (Tract 1);
3. Matters shown on plan of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee (Tract 2); and

4. Matters shown on plan of record as Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee (Tract 3); and
5. Matters shown on plan of record as Instrument No. 20050112-0004530, said Register's Office (Tract 4); and
6. 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; and
7. Declaration of Charter, Easements, Covenants and Restrictions of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee, and;
8. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee, and;
9. Storm Water Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, said Register's Office. (Tracts 1, 2 & 4), and;
10. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office, and;
11. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee. (Tract 2), and;
12. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee. (Tract 2), and;
13. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040523-006221, said Register's Office. (Tract 3), and;
14. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133, in said Register's Office. (Tract 3), and;
15. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office. (Tract 3), and;
16. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office. (Tract 3), and;
17. Stormwater Detention Agreement Easement of record as Instrument No. 20040305-0025146, said Register's Office. (Tract 3) and;
18. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. See Application for Greenbelt Assessment - Agricultural of record as Instrument No. 20010824-0091898, said Register's Office. (Tract 3) and;
19. Restrictive Covenant for Detached Structure of record as Instrument No. 20050421-0044594, said Register's Office. (lot 397) (Tract 4), and;
20. Restrictive Covenant for Detached Structure of record as Instrument No. 20050421-0044593, said Register's Office. (lot 235) (Tract 2), and;
21. Restrictive Covenant for Detached Structure of record as Instrument No. 20050421-0044596, said Register's Office. (lot 360) (Tract 2), and;
22. Subject to the rights of others in and to the common areas.
23. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as unimproved property located at Lot Nos. 214, 215 and 216, Phase E, Lot No. 235, 236, 358 and 360, phase Four, Lot No. 338, Phase Five, Lot No. 397, Phase Six, Lenox Village, 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, its successors 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, 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 31, 2005.

Lenox Village I, LLC, a Tennessee limited liability company

By: Rick Blackburn

Its: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared RICK BLACKBURN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SECRETARY (or other officer authorized to execute the instrument) of Lenox Village, I, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he as such SECRETARY executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as SECRETARY.

Witness my hand and official seal on May 31, 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

My Commission Expires:
3/22/08