Box 13 # 9823

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$110,825.00~~ 109900.00

Neva Watkins and/or John D Watkins
Affiant

Subscribed and sworn to me on May 27, 2005.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 06/15/05 14:37 2 pgs
Fees:13.00 Taxes:406.63

20050615-0068598

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20753

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John D. Watkins & Neva L. Watkins 3401 Anderson Road #106 Antioch, TN 37013	SAME John D. Watkins & Neva L Watkins 3401 Anderson Rd. #106 Antioch Tn 37013	136-15-0-B 146 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 John D. Watkins and wife, Neva L. Watkins, hereinafter called **"GRANTEES,"** their 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 Unit No. 106 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record as Instrument No. 20040319-0031383 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 Regent Homes, LLC, by Deed from Regent Development, LLC, of record as Instrument No. 20050222-0019104, in the 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 Grantees; and
2. Matters shown on plan of record as Instrument No. 20040319-0031383 in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, page 151, as supplemented by Instrument No. 20010730-0080392, Instrument No. 20030115-0006563, and Instrument No. 20050301-0022516, in said Register's Office; and

4. Articles of Incorporation for Homeowners' Association of record in Book 11666, page 149, and By-Laws of record in Book 11666, page 191, in said Register's Office; and
5. Stormwater Detention Agreement of record in Book 11540, page 482, in said Register's Office; 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.

This property is also known as improved property located at 3401 Anderson Road #106, Antioch, TN 37013.

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 GRANTOR does covenant with the said GRANTEES 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 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 our hands on May 27, 2005.

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 McGowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (Officer) of Regent Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chief Manager (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 David McGowen 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: 9-2008

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008