Davidson County DEEDWARR
Recvd: 07/05/05 09:00 4 pgs
Fees:23.00 Taxes:739.63
20050705-0076528

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2006
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,900.00.

Affiant

Subscribed and sworn to me on June 29, 2005.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20791

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth A. Wright 7055 Sunnywood Drive Nashville, TN 37211	SAME	173-9-A-355 CO

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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Elizabeth A. Wright, an unmarried woman, hereinafter called **"GRANTEE,"** her 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 Lot No. 289 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 Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20050228-0021924 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 are assumed by the Grantee; and
> 2. Matters shown on Plan of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-006221 in said Register's Office; and
4. 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; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
6. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and
7. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office; and
8. 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 7055 Sunnywood Drive, 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, her heirs 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, her 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 June 29, 2005.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____

Title: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C McBowen, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Chief Manager 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, at office, this 29th day of June, 2005.

Notary Public

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

BUYER/SELLER CERTIFICATION

Buyer/Borrower:	Elizabeth Wright
Seller:	Regent Homes, LLC
Date:	29th day of June, 2005
Property Location:	7055 Sunnywood Drive, Nashville, TN 37211

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the disclosure/settlement statement (statement of actual costs), consisting of two (2) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and seller acknowledges payment in full of the proceeds due Seller from the settlement.

The Buyer and Seller understand that the tax prorations shown on the settlement statement are Based on the prior tax periods rate(s). The Buyer understands that the next tax bill (even if in the name of the seller) is the responsibility of the Buyer.

Seller understands that the payoff figure(s) shown on the first page of the settlement statement are figures supplied to the settlement agent by the seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 settlement statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 settlement statement.

Elizabeth Wright

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____

Title: _____

To the best of my knowledge, the HUD-1 settlement statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

JIM R. VANDERPOOL, P.C.

By: _____
Jim R. Vanderpool, P.C.

Warning: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 & Section 1010.