(1)

Davidson County DEEDWARR
Recvd: 08/02/05 15:19 3 pgs
Fees:18.00 Taxes:658.23

20050802-0090490

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 $177,900.00.

Affiant

Subscribed and sworn to me on July 26, 2005.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20912

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erwin G. Turner Elizabeth W. Turner 8620 Gauphin Place Nashville, TN 37211	SAME	173-9-A-426 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,"** has bargained and sold, and by these presents does transfer and convey unto Erwin G. Turner, and wife Elizabeth W. Turner, as tenants by the entirety, hereinafter called **"GRANTEES,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee.

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. 20050314-0027903 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 Grantees; and
2. Matters shown on plat of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
6. Restrictive Covenant for Detached Structure of record as Instrument No. 20050701-0076074, Register's Office for Davidson County, Tennessee; and
7. Storm Water Detention Agreement of record as Instrument No. 20020408-0042676 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 8620 Gauphin Place, 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 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 July 25, 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. McGOWAN 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 26th day of July, 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