BEK 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/05 14:23 4 pgs
Fees:23.00 Taxes:2553.00

20051202-0145264

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $690,000.00.

Affiant

Subscribed and sworn to me on December 1, 2005.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 #20822spd

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A 338 CO (Lot 232) 173-9-A 333 CO (Lot 237) 173-9-A 332 CO (Lot 238) 173-9-A 340 CO (Lot 359) 173-9-A 408 CO (Lot 342) 173-9-A 455 CO (Lot 394) 173-9-A 510 CO (Lot 404) 173-9-A 509 CO (Lot 405) 173-9-A 508 CO (Lot 406) 173-9-A 517 CO (Lot 444) 173-9-A 516 CO (Lot 445) 173-9-A 515 CO (Lot 446) 173-9-A 514 CO (Lot 447) 173-9-A 513 CO (Lot 448)

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. 232, 237, 238 & 359, 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 from 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 No. 342 as shown on the plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427, 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. 20040526-0062218, in the Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 394, 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 from 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 4:

Land in Davidson County, Tennessee, being Lots Nos. 403, 404, 405, 406, 444, 445, 446, 447 & 448, on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, 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. 20040526-0062218, Register's Office for Davidson County, Tennessee and by Deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia Corporation (successor in interest from 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 and by Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20050307-0024730, 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 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 (TRACT 1); and
3. Matters shown on plat of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee (TRACT 2); and
4. Matters shown on plan of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee (Tract 1);
5. Matters shown on plan of record as Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee (Tract 2);
6. Matters shown on plan of record as Instrument No. 20050112-0004530, Register's Office for Davidson County, Tennessee (Tract 3);
7. Matters shown on plan of record as Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee (Tract 4);
8. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office (Tracts 1, 2, 3 & 4);
9. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions of record as Instrument No. 20040523-006221, said Register's Office;
10. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133, in said Register's Office;
11. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee (Tract 1);
12. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee (Tract 1);
13. 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 2);
14. Storm Water Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, said Register's Office (Tracts 1, 3 & 4);
15. Stormwater Detention Agreement Easement of record as Instrument No. 20040305-0025146, said Register's Office (Tract 2);
16. Stormwater Detention Agreement of record as Instrument No. 20050822-0099609, said Register's Office;
17. Stormwater Detention Agreement record as Instrument No. 20041229-0154223, said Register's Office (Tract 4);
18. Restrictive Covenant for Detached Structure of record as Instrument No. 20051026-0129282, said Register's Office (P/O Tract 3, Lot 394);
19. 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 unimproved property known as Lots 232, 237, 238 & 359, Lenox Village, Phase 4, Nashville, Davidson County, TN 37211; Lot 342, Lenox Village, Phase 5, Nashville, Davidson County, TN 37211; Lot 394, Lenox Village, Phase 5, Nashville, Davidson County, TN 37211; Lots 403, 404, 405, 406, 444, 445, 446, 447 & 448, Lenox Village, Phase 7, Nashville, Davidson County, 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 December 1, 2005.

Lenox Village I, 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 _____, 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 _____ of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as _____.

Witness my hand, at office, this 1st day of December, 2005.

_____
Notary Public

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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