Box 14 A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/06 11:33 2 pgs
Fees:13.00 Taxes:564.62

20060518-0058480

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

#19710-3

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$152,600.00**

Thomas A. Ekman
Affiant

Subscribed and sworn to before me, this the 16th day of May, 2006.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas A. Ekman	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 172-12-0-D, Parcel 437CO**
7234 Althorp Way	**P. O. Box 809**	
Nashville, TN,	**Memphis, TN 38101**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Neubauer and Monica Neubauer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas A. Ekman, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit U-9 as shown on Exhibit B1 and B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, the Tow Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, said Register's Office.

Being the same property conveyed to Mark Neubauer and Monica Neubauer, husband and wife, by Deed from Regent Homes, LLC., a Tennessee limited liability company, of record in Instrument No. 20060421-0046054, dated April 20, 2006, purchase price being $139165.00, Register's Office for Davidson County, Tennessee. Also, being part 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 in Instrument No. 20051102-0132793, said Register's Office, purchase price being $240,000.00. This purchase price was for unimproved property, including Building U; Units U-1 through and including U-10. Also, being part 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 to SunTrust Bank, Nashville, N. A.) as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record in Instrument No. 20010703-0070464, said Register's Office, dated July 2, 2001.

This conveyance is subject to Master Deed Restrictions of record as Instrument No. 20020315-0032825, and 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 in Instrument No. 20050324-0032209 and Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office and further amended in Instrument No. 20050815-0096405, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (____) property, known as: **7234 Althorp Way, U-9, Nashville, TN 37214**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **16th** day of **May, 2006.**

Mark Neubauer

Monica Neubauer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Neubauer and Monica Neubauer, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **May, 2006.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.