Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

RECORD & RETURN TO:
~~FILE BOX 36, Davidson County~~

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF WILLIAMSON
Davidson County DEEDWARR Recvd: 06/02/06 10:26 3 pgs Fees:18.00 Taxes:673.40 20060602-0064906	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,000.00. Natasha Bilbrey *Affiant* Subscribed and sworn to me on May 31, 2006. NOTARY PUBLIC My Com. Ex. 12/27/09 H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20059SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joey E. Farbman 7834 Heaton Way Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-191 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, Harvey A. Brown, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Joey E. Farbman, unmarried, 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. 137, on the Plan of Phase "B", Lenox Village, as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Regent Development, LLC, D/B/A Regent Homes, a Tennessee limited liability company by deed from Lenox Village I, LLC, of record as Instrument No. 20031121-0170040, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record as Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee; and

3. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee; and
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office; and
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458, in said Register's Office; and
6. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office; and
7. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office; and
8. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
9. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office; and
10. Access Easement retained by the Lord's Chapel Church as set out in Deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; and
11. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee; and
12. 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 7834 Heaton Way, 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 he 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 himself, his heirs 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 May 31, 2006.

Harvey A. Brown

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On this 31st day of May, 2006, before me personally appeared Harvey A. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 31, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

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