BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 13:36 2 pgs
Fees:13.00 Taxes:895.40
20061020-0130511

State of Tennessee)
County of Davidson)

G#20127-2

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2006.

Notary Public

My commission expires: 3/22/09

(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
CATHY J. WELCH	**"NEW OWNER"**	**Map 173-09-0-A Parcel 382.00co**
7001 Sunnywood Drive		
Nashville, TN 37211		

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

MICHAEL G. TOWLES, an unmarried man

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

CATHY J. WELCH

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 316 on the Plan of Lenox Village, Phase Five, a Planned Unit Development, as of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael G. Towles, an unmarried man, by Warranty Deed dated February 28, 2006, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20060301-0023831, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Charter, Easements, Covenants, and Restrictions and By-Laws of record in Instrument No. 20020315-0032826 and Supplemental for Phase 5 in Instrument No. 20040526-0062220 and corrected in Instrument No. 20050113-0005133, said Register's Office; Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825 and Supplemental for Phase 5 in Instrument No. 20040526-0062221, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **7001 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 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 **18th** day of **October, 2006.**

MICHAEL G. TOWLES

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 **MICHAEL G. TOWLES, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **October, 2006.**

Notary Public

My Commission Expires: 3/22/09