Davidson County DEEDWARR
Recvd: 11/22/06 12:50 2 pgs
Fees:13.00 Taxes:414.40

20061122-0145200

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brent Foster	SAME	Map 94-16-A
2507 Westfield Dr		Parcels 95-98
Lebanon, TN 37090		

This instrument prepared by : Robert J. Notestine III, Attoney at Law, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205 by information furnished by the parties hereto. A title examination was not performed on this subject real property.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Regent Land, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brent Foster** (The "Grantee"), his heirs and assigns, the tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Numbers 95-98 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20051103-0133519, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Taxes for the year 2006 and subsequent years.**
2. **All matters as shown plan of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, said Register's Office.**

This is unimproved property commonly known as 1515 Lebanon Pike, Units 95-98, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2006.

Notary Public

My Commission Expires: 2-407

JEANETTA WATSON
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of November, 2006.

Regent Land, LLC, a Tennessee limited liability company

By: _____

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Wilson GP

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he to be the ~~managing partner of CP Construction, LLC,~~ Chief Manager of Regent Land, LLC a Tennessee limited liability company, 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.

Mt. Juliet

WITNESS my hand and official seal at ~~Nashville~~, Tennessee, this 21st day of November, 2006.

Jeanetta Watson
Notary Public

My Commission Expires: 2-4-07

JEANETTA WATSON NOTARY PUBLIC AT LARGE WILSON CO., TENN.