Box 17

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 12/12/06 11:16 3 pgs Fees:18.00 Taxes:417.73 20061212-0153216

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008555

MAP - PARCEL NO: 172-12-D-209.00 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
BANK OF AMERICA 275 SO. VALENCIA AVE. BREA, CA 92823-6340	Jeff Haley 7009 LENOX VILLAGE DRIVE, NASHVILLE, TN 37211	BANK OF AMERICA #209 275 SO. VALENCIA AVE. BREA, CA 9282306340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SEAN MCLELLAN and wife, MELANIE MCLELLAN**, have bargained and sold and by these presents do transfer and convey unto **JEFF HALEY**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 209 a/k/a Unit E-23, as shown on Exhibit B-1 and B-2 of 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 (Building E) of record as Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the Plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SEAN MCLELLAN AND WIFE, MELANIE MCLELLAN, by deed from REGENT HOMES, LLC, of record as Instrument No. 20060703-0079530, dated June 29, 2006, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

3. 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. 20031212-0178492, in said Register's Office, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050119-0006853, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.

7. Ingress/Egress Easement reserved as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

8. Matters shown on the Plan of record as Instrument No. 20050120-0007426, and as Exhibit B-1 and B-2 of record as Instrument No. 20050119-0006853, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of November, 2006.

Sean McLellan
SEAN MCLELLAN

By: Elaine McLellan
ELAINE MCLELLAN, Atty-in-Fact

Melanie McLellan
MELANIE MCLELLAN

By: Elaine S McLellan
ELAINE MCLELLAN, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2006, before me personally appeared **ELAINE MCLELLAN**, to me known (or proved to me on the basis of satisfactory evidence), to be the person so executed the foregoing instrument on behalf of **SEAN MCLELLAN and wife, MELANIE MCLELLAN**, and who acknowledged that she executed the same as the free act and deed of said **SEAN MCLELLAN and wife, MELANIE MCLELLAN.**

WITNESS my hand and seal, at office, on this 30th day of November, 2006.

My Commission Expires:
12-28-08

Donna L. Savage
Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$112,900.00**.

Affiant

SWORN TO and subscribed before me on this 30th day of November, 2006.

My Commission Expires:
11/14/09

Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY