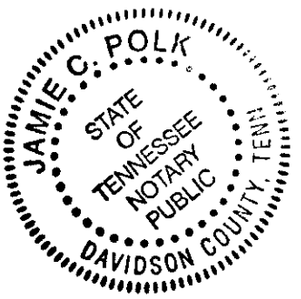
Davidson County DEEDWARR
Recvd: 05/17/07 14:01 2 pgs
Fees:13.00 Taxes:493.95
20070517-0059214

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

James E. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| James E. Parker | Regions Bank dba Regions Mortgage | Map P/O 94 |
| 611 Spence Enclave Way | 2050 Parkway Office Circle | Group |
| Nashville, TN 37210 | Birmingham, AL 35244 | Parcel 84 |

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

**RJ York Homes, LLC**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**James E. Parker, an unmarried man**

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:

BEING Unit 100 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument 20061115-0141672 and amended in Instrument Number 20061117-0142842 and 20061213-0153595, 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 RJ York Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated March 1, 2007, from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument 20070301-0025520, said Register's Office. See also deed to Regent Land, LLC filed for record November 3, 2005, in Instrument 20051103-0133519, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20061115-0141672; Instrument 20061117-0142842; and Instrument 20061213-0153595, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061115-0141672 and amended in Instrument 20061117-0142842 and 20061213-0153595; and (3) Sanitary Sewer Easement of record in Book 5666, Page 656; Drainage Easement of record in Book 5451, Page 769; Easement to TN Electric Power Co. of record in Book 437, Page 45 and 54; Transmission Line Easement of record in Book 1814, Page 594 and Book 597; Water Main Easement of record in Book 722, Page 271; Power Line Easement of record in Book 2026, Page 616; Slope Easement of record in Book 5015, Page 619 and Book 5451, Page 769; Exception to Sanitary Sewer Easement of record in Instrument 20060210-0016418; and Sewer Easement of record in Instrument 20060210-0016424, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 611 Spence Enclave Way, Nashville, TN 37210

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.

FILE BOX 45

Witness my hand this 16th day of May, 2007.

RJ York Homes, LLC

BY: Robin York Chief Mgr.
Robin York, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robin York with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of the RJ York Homes, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name Robin York as such Chief Manager.

Witness my hand and official seal at office at Nashville, TN on this the 16th day of May, 2007

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.