(1) Box 36 20822SPQ

RECORD & RETURN TO: FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,0000.00. *Affiant* Subscribed and sworn to me on May 21, 2008. NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 05/23/08 14:03 3 pgs
Fees:18.00 Taxes:1332.00
20080523-0053133

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20822SPQ

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-768 CO (Lot 651) 173-9-A-769 CO (Lot 652) 173-9-A-770 CO (Lot 653) 173-9-A-771 CO (Lot 654) 173-9-A-772 CO (Lot 655) 173-9-A-773 CO (Lot 656) 173-9-A-774 CO (Lot 657) 173-9-A-775 CO (Lot 658)

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, Lenox Village I, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 651, 652, 653, 654, 655, 656, 657 & 658, as shown on the plan of Section Two of Phase Eight, Lenox Village, of record as Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company, by Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20060310-0028270 in the Register's Office for Davidson County, Tennessee.

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

1. 2008 Davidson County taxes which have been assumed by the GRANTEE; and

2. Matters shown on plan of record as Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and as made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, in said Register's Office; and
5. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office; and
6. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in said Register's Office; and
7. Stormwater Detention Agreement Easement of record as Instrument No. 20020628-0078164, in said Register's Office; and
8. Stormwater Detention Agreement Easement of record as Instrument No. 20051213-0149579, in said Register's Office; and
9. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, in said Register's Office; and
10. 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 unimproved property to be known as 2686 Avery Park Drive, Nashville, TN 37211 (Lot 651); 2684 Avery Park Drive, Nashville, TN 37211 (Lot 652); 2682 Avery Park Drive, Nashville, TN 37211 (Lot 653); 2680 Avery Park Drive, Nashville, TN 37211 (Lot 654); 2678 Avery Park Drive, Nashville, TN 37211 (Lot 655); 2676 Avery Park Drive, Nashville, TN 37211 (Lot 656); 2674 Avery Park Drive, Nashville, TN 37211 (Lot 657); 2672 Avery Park Drive, Nashville, TN 37211 (Lot 658).

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 21, 2008.

Lenox Village I, LLC, a Tennessee Limited Liability Company:

By: David C. McGowan, Jr.

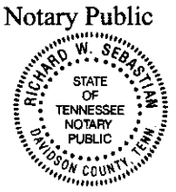
Title: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, 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.

Witness my hand, at office, on May 21, 2008.

Notary Public



NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
STATE OF TENNESSEE