WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,085.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 1999

_____
Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Richard L. Griggs, Jr. and wife, Heather L. Griggs 5170 Hickory Hollow Parkway #901 Antioch, TN 37013	SunTrust Bank, Nashville, N.A. P. O. Box 305110 7th Floor Nashville, TN 37230-5110	Out of 163-376

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO NVR HOMES, INC. A VIRGINIA CORPORATION t/a RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **RICHARD L. GRIGGS, JR. AND WIFE, HEATHER L. GRIGGS**, hereinafter called Grantee, their heirs and 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. 13 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to NVR Homes, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Vastland Eatherly McClung Development, L.L.C., of record in Book 11039, Page 176, Register's Office for Davidson County, Tennessee. NVR Homes, Inc., nka NVR, Inc., a Virginia Corporation t/a Ryan Homes.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to restrictive covenants contained in an instrument of record in Book 10719, page 425, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat book 9700, page 686, said Register's Office.

Subject to H.O.A. Charter of record in Book 10179, page 419, said Register's Office.

Subject to Plan of record in Plat Book 9700, pages 538 and 539, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 5170 Hickory Hollow Parkway #901, Antioch, TN 37013.

NSC-154

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 person 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 HAND 29TH. day of JANUARY, 1999.

John K. Adams
Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29TH. day of JANUARY, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came John K. Adams, who, being by me duly sworn, says that he is Vice President of NVR , Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR , Inc., t/a Ryan Homes by its authority duly given, and the said Vice President, acknowledged said instrument to be the act and deed of said NVR, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 29TH day of JANUARY, 1999.

NOTARY PUBLIC

My Commission expires: 8-5-02

HENRY E. RAGLE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

0544620

IDENTIF. & REFERENCE

99FEB-3 PM 12:58

REGISTER
WILL COUNTY, TN.
DAVIDSON COUNTY, TN.

1152 02/03 0101 03CHECK 477.51

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

IVED OF _____

BOOK 11324 PAGE 967

-	CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
-	MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
-	WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
-	TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	PROBATE FEE

0544620

IDENTIF. # REFERENCE

99FEB-3 PM 12:58

REGISTER
DAVIDSON COUNTY, TN.

CAMT
126085.00
CON TX 466.51
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 477.51
CHECK 477.51

02/03/99 01 12:56 0001 1152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420497