Return To: SF38268
Saturn Mazak
File Box "J"

BOOK 11685 PAGE 271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,310.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 1999

Notary Public

My Commission Expires: 9/28/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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.
Jim Fox, unmarried 1217 Brentwood Highlands Drive Nashville, TN 37211	Pioneer Mortgage, Inc. 225 Noah Drive, Suite 360 Franklin, TN 37064	Out of 172-79

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 **JIM FOX, UNMARRIED,*** 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.

Being Lot No. 66 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Book 9700, page 773, revised 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR Homes, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Highlands of Brentwood, LLC, of record in Book 1844, Page 819, as re-recorded in Book 11657, page 127, Register's Office for Davidson County, Tennessee. NVR Homes, Inc., nka NVR, Inc., a Virginia Corporation t/a Ryan Homes.

* A/K/A JAMES ANTHONY FOX, JR

This conveyance is made subject to:

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

All matters appearing on the Plan of record in Plat Book 9700, page 773, as revised in Book 9700, page 857, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 11189, page 612, said Register's Office.

Subject to easement for sanitary sewer/storm drainage, of record in Book 7461, page 773, said Register's Office.

Subject to easement for ingress and egress, of record in Book 11189, page 612, 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 1217 Brentwood Highlands Drive, Nashville, TN 37211.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 OCT -1 PM 3:25
REGISTER
DAVIDSON COUNTY, TN.

4419 10/01 0101 03CHECK 678.15

0641928
RECEIVED FOR REFERENCE

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 September, 1999.

Jim Spangler
Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of September, 1999, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Jim Spangler, 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 September, 1999.

NOTARY PUBLIC

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission expires:

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11685 PAGE 273

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

99 OCT -1 PM 3:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0641928
JOB NUM. & REFERENCE

CAMT	180310.00
CON TX	667.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	678.15
CHECK	678.15

10/01/99 01 15:28 0001 4919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522816