Davidson County DEEDWARR
Recvd: 04/06/01 13:51 2pgs
Fees:11.00 Taxes:629.39

20010406-0034056

WARRANTY DEED

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

My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,105.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2001.

_____
Notary Public

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

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.
Holly A. Davis 6141 Tuckaleechee Lane Antioch, Tennessee 37013	NVR Mortgage Finance, Inc. PO Box 999 Pittsbutgh, PA 15230	181-030-A-054.00CO

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 FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Holly A. Davis, unmarried, and Wilbert I. Davis, married,**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 54 on the Plan of Section Two, Indian Creek Estates, of record in Book 9700, pages 558 and 559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Gregoary S. Perrone, Trustee, of record in Book 11473, page 891 and re-recorded in Instrument #199912150303482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2001, a lien which is not yet due and payable.

b. All matter on the plan of record in Book 9700, pages 558 and page 559, Register's Office for Davidson County, Tennessee.

c. Subject to Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

d. Conveyance of common area of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.

e. All matter on PUD boundary plat of record in Book 9700, page 391, Register's Office for Davidson County, Tennessee.

f. Declaration of Convenants, Conditions and Restrictions of record in Book 10742, page 553, Book 11491, page 587, Book 11708, page 575 and Instrument No. 200007270074152, Register's Office for Davidson County.

g. By laws of record in Book 11033, page 509 and Instrument No. 200007270074153, Register's Office for Davidson County, Tennessee.

h. Easement for Family Cemetary of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

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 6141 Tuckaleechee Lane, Antioch, Tennessee 37013.

NS3269

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 30TH. day of MARCH, 2001.

NVR, INC., a Virginia Corporation

BY: Anne H. McKnight
Anne H. McKnight, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Anne H. McKnight with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Vice-President respectively of NVR, Inc., a Virginia Corporation, the within named bargainor, and corporation, and that she as such Assistant Vice-President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Anne H. McKnight as such Assistant Vice President and attesting the same of the corporation, by the said Anne H. McKnight as such Assistant Vice President..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 30TH. day of MARCH, 2001.

NOTARY PUBLIC

My Commission expires: 8/5/02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002