Davidson County DEEDWARR
Recvd: 01/08/02 15:07 2pgs
Fees:13.00 Taxes:259.13

20020108-0002959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,036.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2001

_____
Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY

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

Address of New Owners As Follows:
NVR , Inc., t/a Ryan Homes,
216 Centerview Dr., Suite144
Brentwood, TN 37027

Send Tax Bills To:
Same

Map Parcel No.
172-4-A-PARCEL 112 (LOT 42)
172-4-A-PARCEL 110 (LOT 44)

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, **HIGHLANDS OF BRENTWOOD, LLC,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR , INC., T/A RYAN HOMES, A VIRGINIA CORPORATION,** 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 Nos. 42 and 44 on the plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, 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 Highlands of Brentwood, LLC, by deed from Almo Properties LLC, of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002, a Lien not yet due and payable.

All matters of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee.

HOA Charter of Record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 11189, page 612, Book 11356, Page 815, and in Book 11629, page 906, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, page 773, and Book 7461, page 805, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to Homeowners Association by Quitclaim Deed of record in Book 11629, page 909 and Instrument # 20000407-0035205, 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: (X)
This is improved: ( ) property, known as **Lots 42 & 44, Phase Three, Highlands of Brentwood, TN 37027.**

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 28TH day of December, 2001.

Highlands of Brentwood, LLC

BY: _____

G. ALLEN PATTON; IT'S CHIEF MANAGER
Lots 42 and 44, Phase 3
Highlands of Brentwood, LLC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of December, 2001, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **G. Allen Patton**, who, being by me duly sworn, says that he is the **Chief Manager** of **Highlands of Brentwood, LLC**; that he signed and sealed said instrument on behalf of said **Highlands of Brentwood, LLC,** by its authority duly given, and the said **Chief Manager**, acknowledged said instrument to be the act and deed of said **Highlands of Brentwood, LLC,** and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 28th day of December, 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