Davidson County DEEDWARR
Recvd: 01/08/02 15:14 2pgs
Fees:13.00 Taxes:129.50

20020108-0002966

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH 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, LLC, 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 Drive, Suite 144
BRENTWOOD, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
126-15-A-271-Lot 70

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, **TENN. CONTRACTORS, INC.,** 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 No. 70 on the Plan of Section Seven, Boone Trace at Biltmore of record in Instrument No. Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Tenn. Contractors, Inc. by Warranty Deed from Branstetter Family Partners, a Tennessee General Partnership, a 66.7% undivided interest, and Cecil D. Branstetter, a 33.3% undivided interest, as of record in Instrument No. 20000828-0084736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2002 Property Taxes a lien not yet due and payable.

All matters appearing on the Plan of record in Instrument No. 20011003-0107279, said Register's Office.

Restrictive covenants of record in Book 7265, page 657; Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Book 9665, page 420 and Instrument No. 200001260008529 and Instrument No. 20010717-0075902, Supplement to declaration of covenants, conditions and restrictions recorded in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 8992, page 63, and Book 9665, page 420, said Register's Office.

Subject to H.O.A. Charter of record in Book 9607, page 534, said Register's Office.

Subject to rights of others in and to the common areas and elements

Storm water detention agreement of record in Instrument No. 20001120-0114598.

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 Lot 70, Boone Trace at Biltmore, Section 7, Davidson County, Tennessee

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 OUR HANDS this 20 day of December, 2001.

Tenn Contractors, Inc.

John D. Ring, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of the Tenn Contractors, Inc., the within named bargainor, and corporation, and that they as such 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 John D. Ring as such President.

20TH **Witness my hand and official seal at office at Franklin, Tennessee on this the day of December, 2001**

My commission expires 8/5/02

Notary Public

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

My Commission Expires AUG. 5, 2002