Davidson County DEEDWARR
Recvd: 01/17/02 10:12 2pgs
Fees:13.00 Taxes:599.64

20020117-0007072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,065.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2002.

Notary Public

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

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 Fox Ridge Homes
5115 Maryland Way, Suite 300
Brentwood, Tn 37027

Send Tax Bills To:
SAME

Map Parcel No.
52-13-0-B-195 LOT 5
52-13-0-B-199 LOT 9
52-13-0-B-203 LOT 12
52-13-0-B-205 LOT 14
52-13-0-B-206 LOT 15
52-13-0-B-200 LOT 61
52-13-0-B-182 LOT 218

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, **Julius Doochin**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc. T/ A Fox Ridge Homes**, hereinafter called Grantee, their heirs 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 Nos 5, 9, 12, 14, 15, 61 on the Plan of River Glen, Phase III, Section 1, as of record in Instrument No. 20011207-0135041, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Also includes Lot 218, on the plan of River Glen, Phase IV, Section 3 of record in Instrument No. 20010330-0030661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julius Doochin, Individually by quit claim deed from Julius Doochin, Trustee, of record in Book 9676, Page 346, Register's Office for Davidson County, Tennessee. Also see deed from Anita Louise Peacher, widow of record in Book 5690, page 854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002 and subsequent years, a lien which is not yet due and payable.

All matters on the Plan of River Glen, Phase III, Section 1, of record in Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee.

All matters on the Plan of River Glen, Phase IV, Section 3 of record in Instrument No. 20010330-0030661, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and restrictions and By-Laws for River Glen of record in Book 6762, page 208, Register's Office for Davidson County, Tennessee.

Master Deed for River Glen of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee.

Declaration of Submission of River Glen, Phase IV, Section 1 and Phase IV, Section 2 of record in Book 10630, page 501 and Book 11532, page 601, Register's Office for Davidson County, Tennessee.

Declaration of Submission of River Glen, Phase IV, Section 3 of record in Instrument No. 20010829-0093569, Register's Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easement of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

Charter of River Glen Homeowners's Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.

All matters appearing on Plans of Record in Plat Book 6900, page 650 & 651, Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Instrument No. 20010816-0088874, Register's Office forDavidson 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 5,9,12,14,15 & 61,PHASE 3, SECTION 1, RIVER GLEN AND LOT 218, PHASE IV, SECTION 3, 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 MY HAND__11th day of January, 2002.

Julius Doochin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Julius Doochin, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Nashville, Tennessee, the 11th day of January, 2002.

Notary Public

My commission expires: 8-5-02

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002