Davidson County DEEDWARR
Recvd: 02/19/02 15:28 2pgs
Fees:13.00 Taxes:703.45

20020219-0021123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,122.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF February, 2002.

Notary Public

My Commission Expires: 11-15-05
(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.
Donald J. Speed and Linda J. Speed 3009 Harbor Lights Drive Nashville, Tn 37217	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, Pa 15230	136-5-A Parcel 68

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, TRADING AS FOX RIDGE HOMES,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Donald J. Speed and Linda J. Speed, Husband and Wife,** 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.

Land in Davidson County, Tennessee, being Lot Number 73, on the plan of Bayview Estates, Phase Two, A Planned Unit Development, of record as Instrument Number 200006090057633, 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, INC., A Virginia Corporation, Trading As Fox Ridge Homes by special warranty deed from Bayview Venture, LLC, of record in Instrument No. 20011005-0108966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

- Taxes for the year 2002, a lien which is not yet due and payable.
- All matters of record in Instrument No. 200006090057633, Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in an instrument of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; and in Book 11271, page 163, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.
- Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and in Book 10339, page 233, Register's Office for Davidson County, Tennessee.
- Easement for Bell South of Record in Book 11762, page 271, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Areas in Instrument No. 200007100068261, Register's Office for Davidson County, Tennessee.
- All matters as set out in the Plan of Bayview Estates, Phase Two, as of record in Plat Book 9700, page 517, said Register's Office.
- Lien for special assessments as set forth in restrictions for Bayview.
- Rights of others in and to the common areas and elements of Bayview.

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 3009 Harbor Lights Drive, Nashville, Tn 37217.

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 this 15th day of February, 2002.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: Deborah P. Buford
Deborah P. Buford, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Deborah P. Buford with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistance Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she as such Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Deborah P. Buford as such Assistant Secretary and attesting the same of the corporation, by the said Deborah P. Buford, as such Assistant Secretary..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 15th day of February, 2002.

NOTARY PUBLIC

My Commission expires: 11-22-05

DONALD R. BARNETT NOTARY PUBLIC AT LARGE