Davidson County DEEDWARR
Recvd: 03/01/02 12:22 2pgs
Fees:13.00 Taxes:131.51

20020301-0026167

SPECIAL 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 $35,543.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2001

Notary Public

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

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:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., t/a Ryan Homes, 216 Centerview Dr., Suite144 Brentwood, TN 37027	Same	MAP 172-4-A PARCEL 73 CO

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 No. 96 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 200002090013331, 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 2001, a Lien not yet due and payable.

All matters of record in Instrument No. 200002090013331, 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.

Quit-Claim Deeds for Open Space of record in Book 11629, page 909 and in Instrument No. 200004070035205, 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 **Lot 96, Phase Two, 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, it's successors and assigns forever.

Grantor does hereby covenant with the said Grantees that Grantors has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever hereby said land, or any part thereof, now or at the any time hereafter shall be changed for encumbered in any manner whatsoever; and Grantor does further covenant and bind itself it's successors and representatives to warrant and forever defend the title of said land to said Grantee, it's successors and assigns against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Whenever used, the singular number shall include the plural, the singular and the use of any gender shall be applicable to all genders.

Witness MY HAND 25TH day of February, 2002

Highlands of Brentwood, LLC

BY: _____

G. ALLEN PATTON; IT'S CHIEF MANAGER
Lot 96
Highlands of Brentwood, LLC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25TH day of February, 2002, 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 25TH day of February, 2002.

_____
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