Davidson County DEEDWARR
Recvd: 06/21/02 13:42 2pgs
Fees:13.00 Taxes:458.43

20020621-0075143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF June, 2002.

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:
James A. Ham
2028 Nashboro Blvd.
Nashville, Tn 37217

Send Tax Bills To:
Same

Map Parcel No.
135-12-0-B Parcel 66

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 **James A. Ham, unmarried**, 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 Unit 66 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7 of record in Plat Book 11700, pages 49 and 50, 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 WDN Properties, Ltd., of record in Instrument No. 20010713-0074790, 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.

Subject to the Plan of record in Book 11700, pages 49 and 50, and Book 4660, page 158 and Book 4660, page 156, and Book 6200, page 341, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 518 and by-laws of HOA attached thereto as Exhibit "C" at page 560; and in Book 4827, page 14; and in Book 5469, page 840; and in Book 7751, page 907, and in Instrument No.20010322-0027768 AND IN Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee.

Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 8870, page 887,Register's Office for Davidson County, Tennessee.

Easements of record in Book 4868, page 74, and in Book 4815, page 425, Easement for Cable T.V. of record in Instrument No. 200010120101575, Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.

Public R-O-W Dedication of Record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

Judgement of Declaration of Taking for J. Percy Priest Dam of Record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Area of record in Instrument No. 200010100100360, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

Easements of record in Book 11594, page 299, Book 4821, page 109, Book 7225, page 239 and Book 4860, page 74, Book 3868, page 74, Book 4815, page 425, Book 8870, page 887 and Plat Book 4660, page 156, Book 8870, page 932, Book 4815, page 425, Book 10110, page 854, Book 4868, page 74 and Book 4815, page 425, 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: ( )
This is improved: (X) property, known as **2028 Nashboro Blvd., 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 13TH day of JUNE, 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 their oath(s) acknowledged herself to be the Assistant Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she 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 13TH day of JUNE, 2002

NOTARY PUBLIC

My Commission expires: 8/5/02

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