Davidson County DEEDWARR
Recvd: 11/25/02 09:16 2pgs
Fees:13.00 Taxes:562.58

20021125-0145814

WARRANTY DEED

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,049.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 th DAY OF November, 2002.

Notary Public

My Commission Expires: 7/3/06
(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.
Richard Mark Durrance	NVR Mortgage Finance, Inc.	Map 75-12-0-B
504 Leslie Ann Court	P.O. Box 999	Parcel 57
Hermitage, TN 37076	Pittsburgh, PA 15230	

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 **RICHARD MARK DURRANCE, 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 Lot No. 44 on the plan of Brookside Woods, Phase Two, Section Three of record in Instrument No. 20000512-0048125, 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 warranty deed from Larry Powell Builders, INC., of record in Instrument No. 20020820-0100474, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2003, a lien which is not yet due and payable.

b. Subject to all matters of record in Instrument # 20000512-0048125, Register's Office for Davidson County, Tennessee.

c. Restrictive Covenants of record in Book 10444, Page 213; Book 11103, Page 156; Book 11346, page 460; and 11453, page 900, Register's Office for Davidson County, Tennessee.

d. Easement for utilities of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.

e. Easement for sewer of record in Book 11256, page 436, Register's Office for Davidson County, Tennessee.

f. Easement for Sewer of record in Book 11497, page 577, Register's Office for Davidson County, Tennessee.

g. H.O.A. Charter of Record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

h. Dedication of common areas of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.

i. All Matters on the P.U.D. Boundary Plat, Brookside Woods, of record in Plat Book 9700, page 350, Register's Office for Davidson County, Tennessee.

j. By-Laws of Brrokside Woods Homeowners Association of record in Book 10444, page 230, Register's Office for Davidson County, Tennessee.

i. Subject to lien for special assessments as contained in the By-Laws.

j. Subject to rights of others in and to the common areas and/or elements of Brookside Woods.

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 **504 Leslie Ann Court, Hermitage, TN 37076.**

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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 30TH day of NOVEMBER, 2002.

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

BY: _____
Kevin Martin, Division Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 30TH day of NOVEMBER, 2002.

_____
NOTARY PUBLIC

NOTARY PUBLIC
LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: 9/11/2006