WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,297.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF December, 2002.

Notary Public

My Commission Expires: _____

(AFFIX SEAL)

TRICIA L. GOODWIN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 26, 2005 DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 01/07/03 11:26 2pgs
Fees:13.00 Taxes:767.00

20030107-0002649

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. S
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
Mark P. Mead and Delaine M. Mead
8515 Chatsworth Lane
Weddington, NC 28173

Send Tax Bills To:
NVR Mortgage Finance, Inc.
P.O. Box 999
Pittsburgh, PA 15230

Map Parcel No.
Map 181-10-0-A
Parcel 36

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., T/A RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **MARK P. MEAD AND DELAINE M. MEAD, HUSBAND AND WIFE**, hereinafter called Grantees, their heirs and 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. 352 on the plan of Section One, Autumn Oaks of record in Plat Book 9700, pages 913 and 914, 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. t/a Ryan Homes, a Virginia Corporation, by deed from Autumn Oaks, LLC, of record in Instrument No. 20020917-0113530 , Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2003 and subsequent years, a lien not yet due or payable.

b. All matters appearing on the Plan of record in Plat Book 9700, pages 913 and 914, and Boundary Plat of record in Plat Book 6900, page 786, Register's Office for Davidson County, Tennessee.

c. Easements for Sanitary sewers/storm drainage of record in Book 9343, Page 196, Book 9343, Page 199 and Book 11217 and Page 799, said Register's Office.

d. One-Fourth of an acre reserved for graveyard with rights of ingess and egress of record in Book 261, page 284 and Book 6704, page 397, said Register's Office.

e. Subject to right of way easement to Gulf Enterstate Gas Company of record in Book 2245, page 271, as partially released in Book 6968, page 25, said Register's Office.

f. Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, page 667, as partially released in Book 6968, page 25, said Register's Office.

g. Restrictions contained in Deed from Nina R. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph of record in Book 6704, page 397, as amended by instrument of record in Book 6968, page 30, said Register's Office.

h. Subject to restrictions contained in Deed from Nina R. Brown to Nicholas W. Randolph of record in Book 6704, page 405, amended by instrument of record in Book 6968, page 30, said Register's Office.

i. Easements of record in Book 3376, page 239; Book 475, page 547, said Register's Office.

j. Subject to flow of water of Mill Creek and rights of public therein.

k. Subject to rights of upper and lower riparian owners to flow of the waters of Mill Creek, free from dimunition or pollution.

l. Subject to changes in boundary of the subject property as a result of erosion or accreation caused by the flow of Mill Creek.

m. Storm water detention agreement of record in Book 7760, page 970, said Register's Office.

n. Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision.

o. Subject to lien for special assessments as set out in the restrictions.

p. Charter of Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442, said Register's Office.

q. Declaration of Covenants, Conditions and Restrictive of record in Instrument No. 20010912-0099443;By-Laws and Homeowners Association, attached thereto, Register's Office for Davidson County, Tennessee.

r. Easement to United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, 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 **6708 Autumn Oaks, Brentwood, TN 37027.**

5296

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 31st day of December, 2002.

NVR, Inc. t/a Ryan Homes, a Virginia corporation

R. P. Smithwick, II
Division Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared R. P. Smithwick, II, Division Manager, who, being by me duly sworn, says that he is Division Manager of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Ryan Homes by its authority duly given, and the said Division Manager, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 31st day of December, 2002.

Hazel L. Wright
NOTARY PUBLIC

My Commission expires: 9-24-06