Davidson County DEEDWARR
Recvd: 01/09/03 09:16 2pgs
Fees:13.00 Taxes:484.55

20030109-0004014

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,959.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2003.

Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09-20-04

**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. |
|---|---|---|
| NVR, INC. T/A FOX RIDGE HOMES | SAME | 126-15-0-B Parcel 310 |
| 5115 Maryland Way, Suite 300 | | 126-15-0-B Parcel 311 |
| Brentwood, TN 37027 | | 126-15-0-B Parcel 298 |

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, **BEAZER HOMES CORP.,DBA PHILLIPS BUILDERS, a Tennessee Corporation**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES** hereinafter called Grantee, 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 Lots 38, 39 and 90, on the Plan of Section Four, Lexington Point of record as Instrument No. 20020116-0006343, 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 Beazer Homes Corp., dba Phillips Builders, Inc., a Tennessee Corporation by Warranty Deed from Cecil D. Branstetter of record in Book 11669, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

Subject to all matters shown on the Plan of Section Four, Lexington Point of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions for Lexington Point of record in Instrument No. 200010180103445; annexation of Section Two by First Supplementary of record in Instrument No. 200105220052909, Register's Office for Davidson County, Tennessee.

Charter of Lexington Point HOA and By-Laws of Lexington Point HOA of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee.

Subject to plan of Newson Land of record in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

Subject to easement granted to Nashville Chattanooga and St. Louis Railway of record in Book 513, page 396, said Register's Office.

Subject to easement to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

Subject to easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205, page 194 and Judgment of record in Book 4226, page 715, said Register's Office.

Easement for Transmission Line of record in Book 4257, page 647, said Register's Office.

Easement to Harpeth Valley Utility of record in Book 7526, page 315 and Book 7526, page 318 and Book 7526, page 324, said Register's Office.

Easement for ingress and egress for the purpose of Vehicular access of record in Book 11669, page 837, said Register's Office.

Stormwater Detention Agreement for Lexington Point, Section 4 of record in Instrument No. 200020729-0090372, said Register's Office.

Permanent Drainage Easement of record in Instrument No. 20020729-0090373, said Register's Office.

Title to that portion of the premises, if any, embraced within the charter right of way of CSX Transportation Railroad.

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 **Lots 38, 39 & 90, Section Four, Lexington Point**

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 3rd day of January, 2003.

Beazer Homes Corp. dba Phillips Builders

BY: _____
Tara Shipley, Vice President

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Tara Shipley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Beazer Homes Corp., dba Phillips Builders, the within named bargainors, and that she as such President of Beazer Home Corp., dba Phillips Builders, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Vice President of Beazer Home Corp. dba Phillips Builders..

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of January, 2003.

_____
Notary Public

My commission expires: 9/20/04

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

Expires 09-20-04