WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/03 13:47 2pgs
Fees:13.00 Taxes:556.08

20030421-0051958

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,291.00

Russell Ray Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 April, 2003

Notary Public

My Commission Expires:
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

THIS INSTURMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Russell Ray PAYNE
213 Claybrook Lane
Antioch, TN 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
100 Ryan Court
Pittsburgh, Pa 15230

Map Parcel No.
Map 173-15-0-A Parcel 100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Russell Ray PAYNE, 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-wit.

Being Lot 100, on the Final Plat of MILL RUN SUBDIVISION, Phase 2, of record in Instrument No. 20011009-0109754 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc. T/A Fox Ridge Homes, by Warranty Deed from Mill Run, LLC, a Tennessee limited liability company of record in Instrument No. 20030123-0009661, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

The Plan of record in Instrument No. 20011009-0109754, and as Amended in Instrument No. 20020605-0067914 and in Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472 with attached By-Laws of record in Book 11675, page 497, and Instrument #200002150015152, and in Instrument No. 20020701-0079016, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

Conveyance of open space & common areas to Mill run Homeowners Association of record in Instrument No. 20011219-0139981, said Register's Office.

Charter and Articles of Incorporation of Nashville Mill Run Homeowners Association, INC., of record in Instrument No. 19991207-0300674, Register's Office for Davidson County, Tennessee.

Lien for special assessments as contained in restrictions.

Rights to others in and to the common areas and elements of Mill Run Subdivision.

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: **213 Claybrook Lane, Antioch, TN 37013**

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 11 day of April, 2003.

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 11 day of April, 2003.

_____
NOTARY PUBLIC

ASHLEY BROOK CIRCLE NOTARY PUBLIC AT WILLIAMSON COUNTY

My Commission expires: 9/16/06