# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2003

Notary Public

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

Davidson County DEEDWARR
Recvd: 05/06/03 14:20 3pgs
Fees:18.00 Taxes:449.55

20030506-0060406

THIS INSTRUMENT WAS PREPARED BY

My Commission Expires 09-20-04

**Address of New Owners As Follows:**
NVR, INC. T/A RYAN HOMES
216 Centerview Drive, Suite 144

Brentwood, TN 37027

**Send Tax Bills To:**
Same

**Map Parcel No.**
A part of Map 172-00-0, Parcel 089.00
A part of Map 173-00-0, Parcel 062.00

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, **LENOX VILLAGE I, LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A Virginia Corporation, T/A RYAN 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.

Being Lot Nos. 47, 48, 224 and 225 on the plan of Revision Two, Section Two, Lenox Village, of record in Instrument Number 20030115-0006163, 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 Lenox Village I, LLC by special warranty deed from Louis J. Resha, Jr., Raymond M. Resha and Sun Trust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.), Successor Trustee under the Last Will and Testament of Annie Davis Resha of record in Instrument No. 20010703-0070464, 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.

All matters on the plan of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Book 421, page 146, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Revision Two, Section Two, Lenox Village, of record as Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument No. 20021226-0158458 and Instrument Number 20021226-0158459 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on the race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to restrictions of record in Instrument No. 20020315-0032826 and 20020911-0110906 Register's Office for Davidson County, Tennessee.

Access Easement as retained by Lord's Chapel Church in deed of record as Instrument Number 20010103-0000902, Register's Office for Davidson County, Tennessee.

Easement of record as Instrument Number 20011129-0130322, Register's Office for Davidson County, Tennessee.

Easement of record as Instrument Number 20011106-0121932, Register's Office for Davidson County, Tennessee.

Easement of record as Instrument Number 20011112-0123853, Register's Office for Davidson County, Tennessee.

Easement of record as Instrument Number 20020408-0042676, Register's Office for Davidson County, Tennessee.

Easement for the flow of waters of unnamed tributary of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from diminution and pollution.

Charter of Lenox Village Neighborhood Association, Inc. of record as Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Water Detention Agreements of record in Book 7361, Page 230, Book 7985, Page 449, and as Instrument Number 20010918-0100850, Register's Office for Davidson County, Tennessee.

Rights of others on and to the common areas of Lenox Village.

Easement for right of way and sign of record in Instrument No. 20010103-0000902, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

unimproved: ( X )
This is improved: ( ) property, known as Lots 47, 48, 224 and 225, Revision 2, Section 2, Lenox Village, Davidson Cty.,TN

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 this 28th day of April, 2003

LENOX VILLAGE I, LLC

Rick Blackburn

By: Rick Blackburn
Its: Secretary

STATE OF TENNESSEE
COUNTY Of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **RICK BLACKBURN**, 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 SECRETARY of LENOX VILLAGE I, LLC, A Limited Liability Company, the within named bargainors, and that he as such SECRETARY of LENOX VILLAGE I, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LIMITED LIABILITY COMPANY by himself as SECRETARY of LENOX VILLAGE I, LLC.

Witness my hand and official seal this 28th day of April, 2003.

Carolyn L Adams
Notary Public

My commission expires: 9/20/04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY
My Commission Expires 09-20-04