Davidson County DEEDWARR
Recvd: 05/06/03 14:32 2pgs
Fees:13.00 Taxes:66.29

20030506-0060412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,915.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2003

Notary Public

My Commission Expires: 7-17-06
(AFFIX SEAL)

ROBERT J. WOODSIDE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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 5115 Maryland Way Ste. 300 Brentwood, Tn. 37027	SAME	52-13-0-B PARCEL 223

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JULIUS DOOCHIN,** 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,** A TENNESSEE CORPORATION, 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 Lot Nos. 11, on the Plan of River Glen, Phase V, Section 1 as of record in Instrument No. 20011207-0135344 and as amended in Instrument Number 20030305-0029504, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compete and accurate legal description.

Being part of the same property conveyed to Julius Doochin, Trustee by Deed from Anita Louise Peacher, widow of record in Book 5690, page 853, Register's Office for Davidson County, Tennessee, The said Julius Doochin, Trustee having conveyed said property to Julius Doochin, individually as of record in Book 9676, page 346, Register's Instrument Number 20030305-0029504, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to:

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

All matters on Plan of River Glen, Phase III, Section 2, of record in Instrument No. 20020917-0113231 Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

Terms, provisions, convenants, conditions, restrictions, easements, charges, assessments and liens provided in the Convenants, Conditions and Restrictions of Penn Meade Subdivision Section I & IA, as of record in Book 6762, Page 208, Register's Office of Davidson County, Tennessee, but omitting any convenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national orgin unless and only to the extent that the convenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements therof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

hereafter established over ,through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, convenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen of record in Book 6762 Page 208 Register's Office for Davidson County, Tennessee.

Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto.

Subject to Water and Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

All matters on the plan of record in Book 6900,pages 650, 651, and 671, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7296, page 484; Book 11030, page 731; and Book 3961, page 681, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development, of record as Instrument Number 20030319-0036614.

Subject to rights of others in and to the common areas and/or elements of River Glen.

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

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 **Lot 11, River Glen, Phase V, Section 1**

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 29th day of April, 2003

By: _____
Julius Doochin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of April, 2003, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Julius Doochin, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein.

WITNESS my hand and notarial seal this 29th day of April, 2003.

_____
NOTARY PUBLIC

My Commission expires: 7-17-06

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN