Davidson County DEEDWARR
Recvd: 06/02/03 11:39 2pgs
Fees:13.00 Taxes:638.73

20030602-0074576

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,628.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 May, 2003

JACKSON M. WELCH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04
(AFFIX SEAL)

THIS INSTURMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Matthew Mark OBERBRECKLING and Jaime Lynne OBERBRECKLING 7224 Explorer Trail Nashville, TN 37221	NVR Mortgage Finance, Inc. 100 Ryan Court Pittsburgh, PA 15205	126-15-0-A Parcel 274

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 **Matthew Mark OBERBRECKLING and Jaime Lynne OBERBRECKLING, husband and wife**, 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.

Being Lot 74, on the plan of Section Seven, BOONETRACE at Biltmore of record in Instrument No. 20011003-01072749 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 Deed from Tenn Contractors, Inc., recorded in Instrument No. 20030307-0030643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year2003, and subsequent years, which are a lien and not yet due and payable.

All matters on the plan of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, and in Instrument Number 20000126-0008529, and in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tenn. Contractors, Inc. unto Boone Trace Homeowners Association, INC. as of record in Instrument No. 20011119-0126831, Register' s Office for Davidson County, Tennessee.

Storm Water Detention Agreement as of record in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and elements.

Subject to lien for special assessments as contained in 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: ( )
This is improved: (X) property, known as: **7224 Explorer Trail, Nashville, TN 37221**

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 28TH day of May, 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 28TH day of May, 2003.

Amelia Brook Crews
NOTARY PUBLIC

My Commission expires: 10/14/06

WILLIAMSON COUNTY