WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/03 11:51 2pgs
Fees:13.00 Taxes:718.85
20030602-0074583

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,285.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 May, 2003

Notary Public

My Commission Expires:
(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:
Darryl A. COX and Tiffany Baker COX

305 Camille Court
Antioch, TN 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.

100 Ryan Court
Pittsburgh, PA 15205

Map Parcel No.
Portion of Map 174, Parcel 17

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.t/a Ryan Homes, a Virginia Corporation**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Darryl A. COX and Tiffany Baker COX, 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-wit.

Being Lot 451, as shown on Plan of Subdivison Plat of CANE RIDGE FARM, Phase Two, of record in Instrument No. 20020821-0101307, 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 Ryan Homes by Warranty Deed from Cane Ridge Farms, LLC, a Tennessee limited liability company of record in Instrument No. 20030218-0020813, 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.

Declaration Of Covenants, Conditions and Restrictions of record in Instrument Number 2000 090500 87103, 1st amendment of record as Instrument No. 20001204-0119093, 2nd amendment of record in Instrument No. 20010815-0088370, Register's Office for Davidson County, Tennessee.

Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

By-laws of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4428, page 565, Register's Office of Davidson County, Tennessee.

Easement for Utilities of record in Book 5078, page 476, Register's Office of Davidson County, Tennessee.

All Matters on the Plat of Record in Instrument Number 20020821-0101307, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record as Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and elements of Cane Ridge Farms.

Subject to lien for special assessments as contained in the Restrictions for Cane Ridge Farms.

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: **305 Camille Court, Antioch, TN 37013**

TN1912

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 23 day of May, 2003.

NVR, Inc. t/a Ryan Homes, a Virginia corporation

JIM SPANGLER
Division Manager

KATHRYN L. DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared JIM SPANGLER, Division Manager, who, being by me duly sworn, says that he is Division Manager of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Ryan Homes by its authority duly given, and the said Division Manager, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 23 day of May, 2003.

Kathryn L Davis
NOTARY PUBLIC

My Commission expires: 2/24/07