WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,179.00

Jean A. Schoener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 November, 2003

THOMAS SIDWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/24/03 14:46 2pgs
Fees:13.00 Taxes:526.06
20031124-0170665

THIS INSTRUMENT 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:
Jean A. SCHOENER
7718 Porter House Drive
Nashville, TN 37211

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

Map Parcel No.
173090A073.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good 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 **JEAN A. SCHOENER, 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.

Land in Davidson County, Tennessee, being Lot 66 on the Plan of Revision Two, Section Two, LENOX VILLAGE, of record in Instrument No. 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 the same property conveyed to NVR, Inc., T/A Ryan Homes, a Virginia Corporation by deed from Lenox Village I. LLC, of record in Instrument No. 20030725-0104065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

All matters on the plan of Revision Two, Section Two, Lenox Village, 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.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032825 and 20021226-0158458 and Instrument Number 20021226-0158459, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record as Instrument Number 20020315-0032826 and 20020911-0110906

Easement for sanitary sewer and or storm water detention agreements of record in Book 7361, Page 230, Book 7985, Page 449, and as Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20011106-0121932, Register's Office for Davidson County, Tennessee.

Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

Easement for the flow of water 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 dimunition and pollution.

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

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

Easement for Right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

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

Easement of record as Instrument No. 20011129-0130322, 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.

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: **7718 Porter House Drive, Nashville, TN 37211**

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 20th day of November, 2003.

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

JIM SPANGLER
Division Manager

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 _____ day of _____, 2003.

NOTARY PUBLIC

My Commission expires: 2/24/07

