WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/03 12:39 2pgs
Fees:13.00 Taxes:802.91

20031211-0177837

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,004.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th November, 2003

Notary Public

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

NOTARY PUBLIC DAVIDSON COUNTY

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:
Carol C. PERCY
6944 Sunnywood Drive
Nashville, TN 37211

Send Tax Bills To:
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

Map Parcel No.
173-9-0-A Parcel 153
LARGE

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 **CAROL C. PERCY, 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 203, on the Plan of Sectioin Two, Lenox Village II, of record in Instrument No. 20030203-0014134, 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 Virgina Corporation, by deed from Lenox Village II, LLC, of record in Instrument No. 20030905-0130258 and re-recorded in Instrument No. 20030926-0142778, 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.

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions Instrument No. 20020315-0032826, as amended in 20021226-0158458, said Register's Office.

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

Subject to all matters shown on the Plan of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee. (Section One)

Subject to Restriction for Detached Structure of record as Instrument No. 20030905-0130259, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Storm Drainage Easement of record in Instrument No. 20010918-0100850 and in Instrument No. 20010918-0100852, said Register's Office.

Storm Detention Agreement of record in Instrument No. 20020722-0087469 and in Instrument No. 20020628-0078164, said 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.

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

Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, said Register's Office.

Title to, and easements in, any portion of the land lying within the bounds of any road or right of way.

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: **6944 Sunnywood 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 26th day of November, 2003.

NVR, INC., a Virginia Corporation, trading as Ryan 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 his oath(s) acknowledged himself to be the Division Manager respectively of NVR, Inc., A Virginia Corporation, trading as Ryan Homes, Inc. 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 26th day of November, 2003.

NOTARY PUBLIC

ASHLEY BROOK CREEVS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES:

9/16/06