WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 13:51 2pgs
Fees:13.00 Taxes:333.00

20031223-0182645

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~101,120.00~~ $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 December, 2003

Notary Public

My Commission Expires: 11-22-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BYSETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Jerry E. WINBERRY
1923 Nashboro Blvd.
Nashville, TN 37217

Send Tax Bills To:
same

Map Parcel No.
Map 135-12-Grp 'C' Parcel 38

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 Ryan Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jerry E. WINBERRY, 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 Unit No. 38 on the Plan of Horizontal Property Regieme Plat, NASHBORO VILLAGE AT FAIRWAY POINTE- Tract 13 of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR Inc, t/a Ryan Homes, a Virgina Corporation, by deed from Vastland Nashboro Development, LLC., of record in Instrument No. 20030421-0051964, Regsiter'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.

The Plan of record in Book 4660, page 158, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 4827, page 14 and in Instrument No. 20021211-0152726, Register's Office for Davidson County, Tennessee.

Subject to the By-laws of Parkside Villas Homeowners Association, Inc., of record in Instrument No. 20021211-0152757 Register's Office for Davidson County, Tennessee.

Easement as established and reserved in Book 10110, page 854, Register's Office for Davidson County, Tennessee.

Storm Water Detentioni Agreement of record as Instrument No. 20010314-0024179 and in Instrument No. 20021205-0150029, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 8870, page 887 and 932 and in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179,and in Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Nashboro Village – Tract 13 of record as Instrument Number 20021230-0161681, Regsiter's Office for Davidson County, Tennessee.

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

Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and or elements for Fairway Pointe or Nashboro Village.

License for Use of Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office.

Articles of Merger of Vastland Development, LLC into Vastland Development Partnership of record as Instrument Number 20021210-0151966, Register's Office for Davidson County, Tennessee.

Agreements of record in Instrument No. 20020507-0056329, 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: **1923 Nashboro Blvd., Nashville, TN 37217**

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 19 day of December, 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 19 day of December, 2003.

NOTARY PUBLIC

My Commission expires: 2/24/07

