WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/04 11:05 2pgs
Fees:13.00 Taxes:559.07

20040120-0007351

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,100.00

Ruth Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th January, 2004

Notary Public

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

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
NVR, Inc., a Virginia Corporation T/A Ryan Homes
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Map Parcel No.
Part of Map 103-20-04
Parcel 62

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, **LENOX VILLAGE I, LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, A VIRGINIA CORPORATION**, 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 Nos. 150, 151, 152 and 153 , on the Plan of Phase "B", LENOX VILLAGE, of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lenox Village I, LLC by Deed from Louis J. Resha, Jr., Raymond M. Resha, and Suntrust Bank, Georgia Corporation as of record in Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. All matters on the plan of record in Instrument No. 20031024-0157237, and in Book 421, page 146, and in Instrument No. 20030106-0001756,Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions, And Restrictions, of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20021226-0158458 and in Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.

d. Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20010918-0100850, and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

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

f. Easement for stormwater detention of record in Instrument No. 20020722-0087469, and in Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.

g. Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

h. Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

i. Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

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

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

l. 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: **Lenox Village Lots 150, 151, 152 & 153 Davidson Cty, TN.**

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 this 14th day of January, 2004.

LENOX VILLAGE II, LLC
Rick Blackburn
By: Rick Blackburn
Its: Secretary

STATE OF TENNESSEE
COUNTY Of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **RICK BLACKBURN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **SECRETARY** of **LENOX VILLAGE I, LLC, A Limited Liability** Company, the within named bargainors, and that he as such **SECRETARY** of **LENOX VILLAGE I, LLC**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LIMITED LIABILITY** COMPANY by himself as **SECRETARY** of **LENOX VILLAGE I, LLC**.

Witness my hand and official seal this 14th day of January, 2004.

My commission expires: 9/20/04 Notary Public Carolyn Deaves

CAROLYN DEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 03-23-2