WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/04 14:54 2pgs
Fees:13.00 Taxes:166.36

20040121-0008231

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,963.00

Rick Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th **January, 2004**

Carolyn Williams
Notary Public

My Commission Expires: 9/2/04
(AFFIX SEAL)

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., T/A Ryan Homes
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
Part of Map 173
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**, 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 164, as shown 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 a Tennessee Limited Liability Company by Deed from Louis J. Resha, Jr., Raymond M. Resha, and SunTrust Bank, A 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, which are a lien and not yet due and payable.

b. All matters on the plan of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee.

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

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

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

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

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

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

i. 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.

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

k. All matters as set out on the plan of record in Book 421, page 146, and in Instrument No. 20030106-0001756 (Section One),Register's Office for Davidson County, Tennessee.

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

m. Title to, and easementsin, 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: (X)
This is improved: ( ) property, known as: **Lot 164 Lenox Village, 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 OUR HANDS this 13th day of January, 2004.

Lenox Village I, LLC

Rick Blackburn

By:	Rick Blackburn
It's:	Secretary

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Rick Blackburn with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Secretary of Lenox Village I, LLC, and that he as Secretary, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Secretary of Lenox Village I, LLC .

Witness my hand and official seal at office in Franklin, Tennessee on this the 13th day of January, 2004.

Carolyn L Deane
Notary Public

My commission expires: 9/20/04

