(7)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 13:49 2pgs
Fees:13.00 Taxes:869.50
20040405-0038211

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 March, 2004

Notary Public

My Commission Expires: 10-18-04
(AFFIX SEAL)

JACKSON M. WELCH, JR. 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:
James N. CHILDS and Nancy H. CHILDS
609 Palisades Court
Brentwood, TN 37027

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

Map Parcel No.
19-160-16-0B-091.00 CO

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, **Century Homebuilders, LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **James N. CHILDS and Nancy H. CHILDS, husband and wife**, 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 No. 115 on the Plan of Revision One, Section One, BRENTWOOD CHASE, of record in Plat Book 9700, page 936, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate legal description.

Being the same property conveyed to Century Homebuilders, LLC by deed from Wilson Concord, L.P. of record in Instrument No. 20030618-0084061, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

Covenants, Conditions and Restrictions of record in Book 11388, page 52, and as amended by instruments of record in the following Instrument Numbers: 20020228-0025471; 20020404-0041129; 20020515-0059485; 20020812-0096953; 20021202-0147816; 20021212-0153691; 20030110-0004465; 20030312-0033263; 20030602-0074306; 20030618-0084060; 20030722-0102584; 20030829-0126085; 20030912-0134317; 20031031-0160434, and 20031118-0168303; Register's Office for Davidson County, Tennessee.

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

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

Subject to all matters shown on the Plan of Section One, Brentwood Chase of record in Plat Book 9700, page 936, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8371, page 320, 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: **609 Palisades Court, Brentwood, TN 37027**

10547

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 31st day of March, 2004.

GRANTOR:

Century Homebuilders, LLC

By: Jose Lopez Domenech, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Jose Lopez Domenech, President of Century Homebuilders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged himself to be the President respectively of Century Homebuilders, LLC, the within named bargainor, and as such President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Jose Lopez Domenech as President, and attesting the same of the corporation, by the said Jose Lopez Domenech as such President.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 31st day of March, 2004.

NOTARY PUBLIC

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission expires: 10-18-09