WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/04 09:09 2pgs
Fees:13.00 Taxes:400.93

20040507-0052168

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,360.00

Erica N. Seymour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 April, 2004

Notary Public

My Commission Expires: 10-18-04

(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:
Erica N. Seymour
1929 Nashboro Blvd.
Nashville, TN 37217

Send Tax Bills To:
Access National Mortgage Corporation
2000 Glen Echo Road
Nashville, TN 37215

Map Parcel No.
135-12-0-C-035.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, **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 **Erica N. Seymour**, 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.

Being Lot 35, as shown on the plan of a Horizontal Property Regime Plat, NASHBORO VILLAGE AT FAIRWAY POINTE – Tract 13 of record in Instrument Number 20021230-0161681, 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. a Virginia Corporation t/a Ryan Homes by Warranty Deed from Vastland Nashboro Development, LLC of record in Instrument Number 20031217-0180191, Register's Office for Davidson County, Tennessee, dated December 12, 2003.

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 Instrument Number 20021230-0161681, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Parkside Villas Homeowners Association, Inc., of record in Instrument Number 20021211-0152726, as amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. of record in Instrument Number 20031008-0149209, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4827, Page 14 and Subject to the By-Laws of Parkside Villas Homeowner's Association, Inc. of record in Instrument Number 20021211-0152727, as amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

Subject to agreements contained in "License to use Fitness Center and Swimming Pools" of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

sement for Sewer of record in Book 8870, page 887 and 932, and in Instrument Number 20021205-0150029, 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 Number 20010314-0024179, Register's Office for Davidson County, Tennessee.

All matters on the Plat of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee.

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

Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10110, Page 854, said Register's Office.

Easement for Cable Television of record in Instrument Number 20001012-0101575, Register's Office for Davidson County, Tennessee.

Agreements of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and/or elements of Lakeside Villas.

All other easements and restrictions of record in said Register's Office.

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: **1929 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 30th day of April, 2004.

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 of NVR , Inc., t/a Ryan Homes, a Virginia corporation; the within maned bargainor, and corporation, and that he as such Division Manager being authorized so to do, executed 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 in Brentwood, Tennessee, this 30th day of April, 2004.

Ashley Brook Crews
NOTARY PUBLIC

My Commission Expires: 4/14/07

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