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THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 21st Floor, AmSouth Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $135,000.00 AFFIANT Subscribed and sworn to before me, this 30th day of June, 2004. NOTARY PUBLIC My Commission Expires: Notary Public At Large DAVIDSON COUNTY, TN Commission Expires 9-22-07

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Chris King & Angela Rogers
3337 Penn Meade Way
Nashville, TN 37214

same

Map 52-13-0-B
Parcel 206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

NVR, INC., A VIRGINIA CORPORATION, T/A FOX RIDGE HOMES ("Grantor") does hereby bargain, sell, transfer and convey unto **Chris King & Angela Rogers,** ("Grantee"), both unmarried, their successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 15 River Glen Phase III, Section One, a PUD of record as Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to NVR, Inc. T/A Fox Ridge Homes by warranty deed from Julius Doochin of record in Instrument No. 20020117-0007072, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/09/04 15:35 3pgs
Fees:18.00 Taxes:499.50
20040709-0082125

This conveyance is made subject to:

1. Taxes for the year 2004, a lien not yet due and payable.

2. All matters on the Plan of River Glen Phase III, Section 1, a PUD, as of record as Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of River Glen, Phase III, as of record in Instrument Number 20020425-0051349, Register's Office for Davidson County, Tennessee.
6. Water and Sanitary Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.
7. Charter of River Glen Property Owner's Association of record in Instrument Number 20020425-0051348, Register's Office for Davidson County, Tennessee.
8. All matters appearing on Plans of Record in Plat Book 6900, pages 650, 651 and page 671, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record as Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.
10. Subject to rights of others in and to the common areas and/or elements of River Glen.
11. Subject to lien for special assessments as contained in the restrictions.
12. Subject to easements of record in Book 7296, Page 484 and in Book 11030, Page 731 and in Book 3961, Page 681, said Register's Office.
13. Subject to all matters on the Plan of River Glen Property Owner's Association of record as Instrument Number 20020503-0054718, 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. This is improved property known as 3337 Penn Meade Way, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Chris King & Angela Rogers, their successors and assigns, forever.

AND NVR, INC., does covenant with the said Chris King & Angela Rogers, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND NVR, INC. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Chris King & Angela Rogers, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30 day of June, 2004.

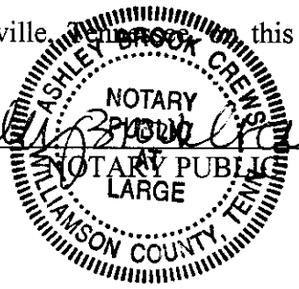
NVR, INC

BY: _____
Name: R. Kevin Martin
Position: Division Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Martin, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the DN. Mgr of **NVR, INC**, the bargainor, a corporation, and that he/she as such _____, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such _____.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30 day of June, 2004.



_____
NOTARY PUBLIC

My Commission Expires: 9/16/06