Davidson County DEEDWARR
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Fees:13.00 Taxes:678.07
20040723-0088471

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,261.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 July, 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:	**Send Tax Bills To:**	**Map Parcel No.**
Jonathan M. MOORE and Melissa A. SMITH-MOORE 7821 Heaton Way Nashville, TN 37211	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	173-09-0-A-206.00 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, **NVR, Inc., a Virginia Corporation t/a Ryan Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jonathan M. MOORE, husband and wife, and Melissa A. SMITH-MOORE**, 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 152, 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 the same property conveyed to NVR, Inc., t/a Ryan Homes, by deed from Lenox Village I, LLC, of record in Instrument No. 20040120-0007351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters on the plan of record in Instrument No. 20031024-0157237, said Register's Office.

Easement for Sanitary Sewer, Storm Drainage and Water Main with appurtenances, of record in Instrument No. 2001129-0130322 and in Instrument No. 20011106-0121932 and Book 7361, Page 230 and book 7985, Page 449 and Instrument No. 20010918-0100850 and in Instrument No. 20011112-0123853, said Register's Office.

Easement of record in and Instrument No. 20020408-0042676 and 20011129-0130322, said Register's Office.

Access Easement as retained by Lord's Chapel Church in deed of record as instrument # 20010103-0000902, said Register's Office.

Easement for Sanitary Sewer and/or Storm Watter Detention Agreements, of record in Book 7361, page 230, Book 7985, page 449, and in Instrument No. 20020408-0042675 and as Instrument # 20010918-0100850, said Register's Office.

Subject to all matters on the plan of record in Book 421, Page 146, said Register's Office.

Subject to lien for Special Assessments as contained in the restrictions.

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

Subject to an Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

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

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Instrument No. 20020315-0032825 and 20020315-0032826 and 20021226-0158458 and 20021226-0158459 and 20020911-0110903, said Register's Office.

HOA Charter of record in Instrument No. 20010412-0045831, said Register's Office.

Conveyance of Common Areas from Lenox Village I. LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, said Register's Office.

Master Deed of record in Instrument No. 20020315-0032825, 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: **7821 Heaton Way, Nashville, TN 37211**

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 21 day of July, 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 21 day of July, 2004.

ASHLEY BROOK CREWS NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

_____
NOTARY PUBLIC

My Commission expires:

9/16/06