Davidson County DEEDWARR
Recvd: 07/23/04 15:02 2pgs
Fees:13.00 Taxes:169.40

20040723-0088485

WARRANTY DEED

STATE OF TENNESSEE
Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,785.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2004

Notary Public

My Commission Expires: 9/20/04

(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires 09-20-04

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.**
NVR Inc., T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	**SAME**	Map 181-10-0-A Parcel 107

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, **AUTUMN OAKS, LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR INC., A VIRGINIA CORPORATION T/A FOX RIDGE 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 No. 364 on the Plan of Phase Three, Autumn Oaks of record in Plat Book Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Autumn Oaks, LLC by deed from Paul E. Johnson, H. Maxine Sullivan, and B & Y Enterprises, of record in Book 11387, page 173, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

2. All matters appearing on the Plan of record in Instrument No. 200331029-0159380, said Register's Office.

3. Easements for Sanitary sewers/storm drainage of record in Book 9343, Page 196, Book 9343, Page 199 and Book 11217 and Page 799, said Register's Office.

4. One-Fourth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261, page 284 and Book 6704, page 397, said Register's Office.

5. Subject to right of way easement to Gulf Interstate Gas Company of record in Book 2245, page 271, as partially released in Book 6968, page 25, said Register's Office.

6. Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, page 667, as partially released in Book 6968, page 25, said Register's Office.

7. Restrictions contained in Deed from Nina R. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph of record in Book 6704, page 397, as amended by instrument of record in Book 6968, page 30, said Register's Office.

8. Subject to restrictions contained in Deed from Nina R. Brown to Nicholas W. Randolph of record in Book 6704, page 405, amended by instrument of record in Book 6968, page 30, said Register's Office.

9. Easements of record in Book 3376, page 239; Book 475, page 547, said Register's Office.

10. Subject to flow of water of Mill Creek and rights of public therein.

11. Subject to rights of upper and lower riparian owners to flow of the waters of Mill Creek, free from dimunition or pollution.

12. Subject to changes in boundary of the subject property as a result of erosion or accretion caused by the flow of Mill Creek.

13. Storm water detention agreement of record in Book 7760, page 970, said Register's Office.

14. Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision.

15. Subject to lien for special assessments as set out in the restrictions.

16. Charter of Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442, said Register's Office.

17. Declaration of Covenants, Conditions and Restrictive of record in Instrument No. 20010912-0099443;By-Laws and Homeowners Association, attached thereto, Register's Office for Davidson County, Tennessee.

18. Subject to United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.

19. Subject to all matters as set out on the Boundary Plat of Autumn Oaks of record in Plat book 6900, page 786, 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.

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: **AUTUMN OAKS, Lot No. (S) 364, Phase 3, Davidson County, 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 22nd day of July, 2004.

Autumn Oaks, LLC
By: Corithian Custom Homes, Inc.,
Chief Managing Member

By:	Nicholas P. Psillas
It's	President

in capacity of A.O. LLC.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nicholas P. Psillas with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Corithian Custom Homes, Inc., and that he as such President, 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 President of Corithian Cutom homes, Inc., Chief Managing Member of Autumn Oaks, LLC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 22nd day of July, 2004.

Notary Public

My commission expires: 9/20/04

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04