Davidson County DEEDWARR
Recvd: 08/23/04 14:17 2pgs
Fees:13.00 Taxes:198.86
20040823-0101702

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,745.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th August, 2004

Notary Public

My Commission Expires: 7-17-06
(AFFIX SEAL)

ROBERT WOODSIDE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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	Part of Map 52 Parcel 2

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, **DOOCHIN RIVERGLEN PROPERTIES, L.L.C.**, 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 12, 19 And 21 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the Horizontal Property Regieme of River Glen, a horizontal property regieme created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Julius Doochin, Trustee by deed from Anita Louisa Peacher, widow of record in Book 5690 at Page 853, Register's Office for Davidson County, Tennessee. The said Julius Doochin, Trustee having conveyed said property to Julius Doochin, individually as of record in Book 9676 at Page 346, and to Doochin Riverglen Properties, LLC by Quitclaim Deed of record as Instrument Number 20031104-0161636 and corrected in Instrument Number 20040127-0010301, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

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

b. All matters on the Plan of River Glen Phase 7, of record as Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee.

c. Conveyance of Common Areas in River Glen Phase 7 to River Glen Homeowner's Association, Inc. by Quitclaim Deed of record as Instrument Number 20040713-0083148, Register's Office for Davidson County, Tennessee.

d. Master Deed for River Glen, a horizontal property regieme, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto and as River Glen Phase 7 is submitted by Declaration of Submisson of record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

e. Water and Sanitary Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

f. All matters appearing on Plans of Record in Plat Book 6900, Pages 650, 651, and Page 671, Register's Office for Davidson County, Tennessee.

g. Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

h. Subject to rights of others in and to the common areas and/or elements of River Glen.

i. Subject to lien for special assessments as contained in the restrictions.

j. Easements of record in Book 7296, page 484, said Register's Office.

k. Easement of record in Book 11030, page 731, said Register's Office.

l. Easement of record in Book 11030, page 731, said Register's Office.

m. Easement of record in Book 3961, page 681, 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: (X)
This is improved: ( ) property, known as: **RIVER GLEN LOT(S) 12, 19 & 21, Phase 7, 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 19TH day of August, 2004.

Doochin RiverGlen Properties, L.L.C.

By:	Benjamin A. Doochin
It's	Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Benjamin A. Doochin with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Chief Manager of Doochin River Glen Properties, LLC, and that he as such Chief Manager, 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 such Chief Manager of Doochin River Glen Properties, LLC .

Witness my hand and official seal at office in Franklin, Tennessee on this the 19TH day of August, 2004.

Robert Woodside
Notary Public

My commission expires: 7-17-06

ROBERT WOODSIDE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN