Davidson County DEEDWARR
Recvd: 12/06/04 14:34 2pgs
Fees:13.00 Taxes:101.75

20041206-0145111

**WARRANTY DEED**

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 11-23

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd November, 2004

Notary Public

My Commission Expires: 11/23/05
(AFFIX SEAL)

**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<br>5115 Maryland Way, Suite 300<br>Brentwood, TN 37027 | SAME | Map 41 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, **AUTUMN PARTNERS, 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 County, Tennessee, being Lot Nos. 22 on the Plan of Cobblestone Creek Phase One of record as Instrument Number 20040804-0093431, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Autumn Partners, LLC, a limited liability company by deed from Laura Katherine Parrish Warick and Laura Ann Cathey of record as Instrument Number 20030814-0117276, Register's Office for Davidson county, Tennessee.
This conveyance is made subject to:

1. Taxes and assessments for the year 2005, and subsequent years, which are a lien and not yet due and payable.

2. Right-of-Way easement granted Tennessee Natural Gas Lines, Inc., of record in Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

3. Subject to the flow of the waters of any rivers, creeks, or streams across said premises.

4. Rights of the Public in and to any navigable waterways within the bounds of said premises.

   (a) The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams.

   (b) Riparian rights incident to premises.

   (c) Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

5. Rights of the public in and to a cemetery located on subject property, with rights of ingress and egress thereto.

6. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823. Job No. 02-162

7. Stormwater Detention Agreement of record as Instrument Number 20040304-0024829, 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.

unimproved: ( X )
This is improved: ( ) property, known as: **COBBLESTONE CREEK LOT(S) 22 Phase 1, 5020 Cobblestone Creek Drive, 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 November, 2004.

Autumn Partners, LLC

| | |
|---|---|
| By: | Michael R. Stokes |
| It's | Chief Manager |

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Stokes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Autumn Partners, 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 Chief Manager of Autumn Partners, LLC

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

Notary Public

My commission expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05