Box 29

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/05 08:15 2 pgs
Fees:13.00 Taxes:563.63

20050105-0001507

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st December, 2004

Notary Public

My Commission Expires SEPT. 20, 2008
(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.
Dennis S. Natividad and Leah Koenig-Natividad ~~2823 Penn Meade Dr.~~ ~~Nashville, TN 37214~~ 1314 Corte Maltera Costa Mesa, CA 92626	Cendant Mortgage 2001 Bishop Gates Blvd. Mount Laurel, NJ 08054	52-13-0-B Parcel 209

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 Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Dennis S. Natividad and Leah Koenig-Natividad, husband and wife**, 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 59 on the Plan of River Glen Phase III, Section 1, of record in Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Doochin Riverglen Properties, L.L.C., of record in Instrument No. 20040930-0118075, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters on the Plan of River Glen Phase III, Section 1, a PUD, of record as Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee.

Terms, provisions, convenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Penn Meade Subdivision, Section 1 and 1-A, as of record in Book 6762, Page 208, Register's Office for Davidson County, Tennessee.

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, Register's Office for Davidson County, Tennessee.

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

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

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

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

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

Charter of River Glen Homeowners's Association of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easement, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other understaking contained in the Master Deed establishing a Horizontal Property Regime of River Glen of record in Book 6762, Page 208, 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: ( )
This is improved: (X) property, known as: **2823 Penn Meade Dr., Nashville, TN 37214**

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 30th day of December, 2004.

NVR, INC., a Virginia Corporation, trading as Fox Ridge 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 her oath(s) acknowledged himself to be the Division Manager respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Division Manager being authorized so to do, execute 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 at Brentwood, Tennessee, this 30th day of December, 2004.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 9/14/06