WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 14:15 2 pgs
Fees:13.00 Taxes:640.29

20050502-0048578

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,052.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th April, 2005

Notary Public

My Commission Expires: 8-16-08 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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:
Frank LEOTTI
1838 Calle Belleza
Rowland Heights, CA 91748

My Commission Expires 08-16-08

Send Tax Bills To:
American Home Mortgage Acceptance
520 Broadhollow Road
Melville, NY 11747

Map Parcel No.
173-09-0-A-200.00CO

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 **Frank LEOTTI, married**, 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 146, on the Plat 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 part of the same property conveyed to NVR, Inc. t/a Ryan Homes, by Warranty Deed from Lenox Village I, LLC, dated July 24, 2004, recorded in Instrument No.20040802-0092289, 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 record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee, but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Master Deed of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer and/or storm drainage of record in Instrument No. 2001129-0130322 and Instrument No 20011112-0123853, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Book 7361, page 230,Book 7985, page 449, Instrument # 20020408-0042676; Instrument No. 20020722-0087469, and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.

Easement for right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

Access Easement as retained by Lord's Chapel Church in deed of record as Instrument No. 20010103- 0000902, Register's Office for Davidson County, Tennessee.

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

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

Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record as Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

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

All matters as set out on the plan of record in Book 421, page 146 and Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.
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: **7833 Heaton Way, Lot 146, Lenox Village, 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 26th day of April, 2005.

NVR, INC., a Virginia Corporation, trading as ~~Fox Ridge~~ Ryan km Homes

BY: _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Appointed Vice President, with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Appointed Vice President respectively of NVR, Inc., a Virginia corporation, trading as ~~Fox Ridge~~ Ryan km Homes, the within named bargainor, and corporation, and that he as such Appointed Vice President 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 Appointed Vice President, and attesting the same of the corporation, by the said Kevin Martin as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 26th day of April, 2005.

Hazel L. Wright
NOTARY PUBLIC

My Commission expires: 9-24-06

