WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/05 08:02 2 pgs
Fees:13.00 Taxes:640.29

20050506-0051030

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 28th April, 2005

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC HARDEMAN COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

My Commission Expires 08-16-08

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Frank LEOTTI 1838 Calle Belleza Rowland Heights, CA 91748	American Home Mortgage Acceptance, Inc. 520 Broadhollow Road Melville, NY 11747	173-09-0-A-203.00 CO

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 149, on the Plan of Phase "B", LENOX VILLAGE, of record in Plat 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: **7827 Heaton Way, Lot 149, 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 28th day of April, 2005 KM

NVR, INC., a Virginia Corporation, trading as Ryan 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 his oath(s) acknowledged himself to be the Division Manager of NVR , Inc., t/a Ryan Homes, a Virginia corporation; the within maned bargainor, and corporation, and that he as such Division Manager being authorized so to do, executed 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 in Brentwood, Tennessee, this 28th day of April, 2005 pc

ASHLEY BROOK CREWS NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE

My Commission expires:
9/16/06