WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/06 11:55 2 pgs
Fees:13.00 Taxes:588.42

20060113-0005480

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,033.00

Zlatan Kovacevic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th January, 2006

Carolyn Gleaves
Notary Public

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

CAROLYN GLEAVES NOTARY PUBLIC TENNESSEE HERFORD COUNTY, TENN

Commission Expires 08-16-08

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DR. STE. 102
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Zlatan KOVACEVIC, Edward J. RUPP and Edina KOVACEVIC 3300 Tinney Place Nashville, TN 37217	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	136-05-A-134.00

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 **Zlatan KOVACEVIC, Unmarried, Edward J. Rupp, Husband and Wife, Edina Kovacevic**, 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 87, as shown on the plan of The Enclave at Bayview Estates, Phase Four of record in Instrument No.20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Bayview Venture, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050929-0117156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2006, and subsequent years, which are a lien and not yet due and payable.

Terms, provisions, covenants, conditions, restrictions easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Bayview of record mendment to Declaration of Covenants, Conditions, and Restrictions of record in Book 10323, Page 55, as amended by First Amendment in Book 10727, Page 268, as amended by Second Amendment to Declaration of Covenants, Conditions, and Restrictions of record in Book 11019, Page 911, as amended by Third Amendment to Declaration of Covenants, Conditions, and Restrictions of record in Book 11271, Page 163, as amended by Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction is exempt under Title 42 of the United Stated Code or relates to handicap but does not descriminate against handicapped persons.

By-Laws of Bayview Homeowner's Association, Inc., of record in Book 10323, Page 86, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Bayview of record in Instrument No. 20030625-0087233, as amended in Instrument No. 20040401-0036662, Register's Office for Davidson County, Tennessee.

Charter of the Enclave at Bayview Estates Homeowner's Association, Inc., of record as Instrument No. 20030717-0100235, Register's Office for Davidson County, Tennessee.

Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.

Easement granted Bell South of record in Book 11762, Page 271, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas in The Enclave at Bayview Estates to Bayview Estates Homeowners' Association of record as Instrument No. 20040401-0036663, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of The Enclave at Bayview Estates, Phase Five, a Planned Unit Development, of record as Instrument No. 20040325-0033733, Register's Office of Davidson County, Tennessee.

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

Subject to rights of others in and to the common areas and/or elements.
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: **3300 Tinney Place, Lot 87, Bayview, Nashville, TN 37217**

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 10th day of January, 2006

NVR, INC., a Virginia Corporation, trading as Fox Ridge 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 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 10th day of January, 2006

Hazel L. Wright
NOTARY PUBLIC

HAZEL L. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 9-24-06

My Commission expires: _____