Davidson County DEEDWARR
Recvd: 03/02/06 09:01 2 pgs
Fees:13.00 Taxes:490.07

20060302-0024014

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $132,450.00

AFFIANT

Subscribed and sworn to before me, this 28th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 3-6-

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Address New Owners as Follows: Rita LaFever
3341 Penn Meade Way
Nashville, TN 37214

Send Tax Bills To: Same

Map-Parcel Number: Map 52-13-0-B
Parcel 205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

NVR, INC., A VIRGINIA CORPORATION, T/A FOX RIDGE HOMES ("Grantor") does hereby bargain, sell, transfer and convey unto **Rita LeFever,** ("Grantee") her heirs and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 14 River Glen Phase III, Section One, a PUD of record as Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to NVR, Inc. T/A Fox Ridge Homes by warranty deed from Julius Doochin of record in Instrument No. 20020117-0007072, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, a lien not yet due and payable.
2. All matters on the Plan of River Glen Phase III, Section 1, a PUD, as of record as Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of River Glen Phase III, as of record in Instrument Number 20020425-0051349, 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 (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Water and Sanitary Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

5. Charter of River Glen Homeowner's Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.
6. All matters appearing on Plans of Record in Plat Book 6900, pages 650, 651 and page 671, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record as Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.
10. Subject to rights of others in and to the common areas and/or elements of River Glen.
11. 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.

This is improved property known as 2821 Penn Meade Way, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Rita LeFever, her heirs and assigns, forever.

AND NVR, INC. T/A FOX RIDGE HOMES, does covenant with the said Rita LeFever, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND NVR, INC. T/A FOX RIDGE HOMES does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Rita LeFever, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 28th day of February, 2006.

NVR, INC. T/A FOX RIDGE HOMES

BY: _____
Ashley Crews
Office Operations Manager
Appointed Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Crews, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Office Operations Manager/Appointed Assistant Secretary of NVR, INC. T/A FOX RIDGE HOMES, the bargainor, a corporation, and that she as such Office Operations Manager/Appointed Assistant Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as such Office Operations Manager/Appointed Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this 28th day of February, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 9-24-06

