SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/06 09:56 2 pgs
Fees:13.00 Taxes:745.46

20060705-0079850

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS $ 201,476.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th June, 2006

Notary Public

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

My Commission Expires 08-16-08

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

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Robyn L. BROWN	First Magnus Financial Corp.	Map 174-11-0-A Parcel 420
3183 Skinner Drive	603 N. Wilmont	
Antioch, TN 37013	Tucson, AZ 85711	

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 ROBYN L. BROWN, unmarried and TERRANCE M. DUBREUS, unmarried**, 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.

Land being Lot 383, on the Plan of Cane Ridge Farms - Phase VI, Section 2 of record as Instrument #20060216-0018813, Register's Office for Davidson county, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to NVR, Inc., T/A Fox Ridge Homes by deed from Cane Ridge Farms, LLC, recorded 3/23/06, of record in Instrument #20060323-0033198, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cane Ridge Farms, LLC by deed from JL Investments, LLC, a Tennessee limited liability company, recorded 4/14/99, of record in Book 11431 at Page 163, in the 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.

Declaration Of Covenants, Conditions and Restrictions of record in Instrument #20000905-0087103, 1st amendment of record as Instrument #20001204-0119093, 2nd amendment of record in Instrument #20010815-0088370, #20040319-0031603 and #20041102-0131848 and #20060112-004819 Register's Office for Davidson County, Tennessee. Covenants and restrictions, 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.

Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument #20010815-0088360, Register's Office for Davidson County, Tennessee.

By-laws of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument #20000905-0087103, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument #20000905-0087103, Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4428, page 565, Register's Office of Davidson County, Tennessee.

Easement for Utilities of record in Book 5078, page 476, Register's Office of Davidson County, Tennessee.

Easement to United Telephone Company of record as Instrument #20020123-0009340, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and elements of Cane Ridge Farms.

Subject to lien for special assessments as contained in the Restrictions for Cane Ridge Farms.

Subject to all matters shown on the Plan of Cane Ridge Farms Phase VI, Section 2 of record as Instrument #20060216-0018813, Register's Office of 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: **3183 Skinner Drive, Lot 383 Cane Ridge, Antioch, TN 37013**

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 persons claiming by, through, or under Grantor, but no others. 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 June, 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 30th day of June, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY, TENN.

Commission Expires 08-16-08