Davidson County DEEDWARR
Recvd: 10/04/06 10:25 2 pgs
Fees:13.00 Taxes:195.73
20061004-0122892

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd September, 2006

Notary Public

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

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

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 5115 Maryland Way Brentwood, TN 37027	SAME	P/O Map 87 Parcel 9

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, **Corinthian Custom Homes, Inc.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, 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 in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Corinthian Custom Homes Inc., by Deed from Thurman R. Williamson and spouse, Joann S. Williamson of record as Instrument Number 20040102-0000549 and Instrument Number 20040102-0000550, in the 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. Stormawater Detention Agreement of record as Instrument Number 200407020078871, Register's Office for Davidson County, Tennessee.
3. Notice of Mechanics and Materialman's Lien claimed by Diversified Constructors, Inc. of record as Instrument Number 20050518-0056283, said Register's Office.
4. Notice of Mechanics and Materialman's Lien claimed by Diversified Constructors, Inc. of record as Instrument Number 20051018-0125766, said Register's Office.
5. Notice of Mechanics and Materialman's Lien claimed by Diversified Constructors, Inc. of record as Instrument Number 20060221-0019784, said Register's Office.
6. Subject to all matters shown on the Plan of Revised Plat for Monticello, A Cluster Lot Development of record as Instrument Number 20060417-0043313, Register's Office of Davidson County, Tennessee.
7. Subject to line for special assessments as contained in restrictions (not yet of record).
8. 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: (X)

This is improved: ( ) property, known as: **Monticello, Lot 19, 5161 Christina Ct., , TN. Davidson County, Tennessee**

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 OUR HANDS this 22nd day of September, 2006.

Corinthian Custom Homes, Inc.

By:	Nicholas S. Psillas

President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nicholas S. Psillas with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Corinthian Custom Homes, and that he as such President, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such President of Corinthian Custom Homes.

Witness my hand and official seal at office in Franklin, Tennessee on this the 22nd **day of September, 2006.**

Notary Public

My commission expires: 8.16.08

