SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/06 12:43 2 pgs
Fees:13.00 Taxes:545.01

20061006-0124537

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 September, 2006

Notary Public

My Commission Expires: 10-12-08
(AFFIX SEAL)

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Saralyn BROWN	First Magnus Financial Corporation	052 13 0B 420.00
3135 Penn Meade Way	603 N. Wilmot	
Nashville, TN 37214	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 **SARALYN BROWN, 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.

Land in Davidson County, Tennessee, being Lot 35 on the Plan of River Glen Phase 6, of record in Instrument Number 20050602-0062805 and a part of the Horizontal Property Regieme of River Glen, a horizontal property regieme created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to NVR, Inc, A Virginia Corporation t/a Fox Ridge Homes by deed From Doochin Riverglen Properties, L.L.C Recorded May 23, 2006 in Instrument No. 20060523-0060465 as corrected on June 19, 2006 in Instrument no. 20060619-0072588, Register's Office for Dvidson County, Tennessee.

This conveyance is made subject to:

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

b. All matters on the Plan of River Glen Phase 6, of record as Instrument Number 20050602-0062805, Register's Office for Davidson County, Tennessee.

c. Master Deed for River Glen, a horizontal property regieme, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto , as amended by Instrument No. 20040915-0111299, and as River Glen Phase 6 is submitted by Declaration of Submisson of record as Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee.

d. Water and Sanitary Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

e. All matters appearing on Plans of Record in Plat Book 6900, Pages 650, 651, and Page 671, Register's Office for Davidson County, Tennessee.

f. Storm water Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

g. Subject to rights of others in and to the common areas and/or elements of River Glen.

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

i. Easements of record in Book 7296, page 484; Book 11030, Page 731; and Book 3961, Page 681 said Register's Office.

j. Conveyance of Common Area to RiverGlen Homeowner's Association, Inc, of record in Instrument No. 20031126-0171892 and 20041217-0150273, Register's Office for 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: 3135 Penn Meade Way, Lot 35, River Glen, Nashville, TN 37214

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 29th day of September, 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, Vice President with whom I am personally acquainted and who upon his 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 29th day of September, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN