Davidson County DEEDWARR
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Fees:13.00 Taxes:862.10
20070813-0096429

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 August, 2007

Notary Public

My Commission Expires: 6-12-2010
(AFFIX SEAL)

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:
Tekuila R. BIRDSONG

2516 Jordan Ridge Drive
Nashville, TN 37218

Send Tax Bills To:
First Mangus Financial Corp an Arizona Corporation
603 North Wilmot
Tucson, AZ 85711

Map Parcel No.
58-9-0-A-159

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 **Tekuila R. BIRDSONG, unmarried**, and **Christopher S. CARTER, a single person** 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 151, as shown on the Plan of Jordan Ridge at Eaton's Creek, Phase 6 of record in Instrument No. 20061121-0144757, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Deed from Tenn Contractors, Inc., dated April 6, 2007, recorded in Instrument No. 20070411-0043330, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Tenn Contractors, Inc. by Deed from Eaton Creek Real Investors Fund, LLC of record dated Dec. 29, 2004 in Instrument No. 20041229-0153374, Register's Office for Davidson County, Tennessee.

Map & Parcel # 58-9-0-A-159
2516 Jordan Ridge Drive
This conveyance is made subject to:

a. Taxes for the year 2007 and subsequent years, a lien that is not yet due and payable.

b. All matters on the Plan of Creekside Trails, Phase 6 of record in Instrument No. 20061121-0144757, Register's Office for Davidson County, Tennessee.

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

d. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

e. Subject to the flow of Eaton's Creek and branches thereof.

f. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.

g. Subject to flow of any streams on and across subject property.

h. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; amended in Instrument No. 20041229-0153372, Instrument No. 20061120-0143523 and Instrument No. 20061120-0143524 Register's Office for Davidson County, Tennessee.

i. Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, and Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

j. Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

k. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

l. Subject to Storm Water Detention Agreement of record as Instrument No.20060126-009689, Instrument No. 20070112-0005338; Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887 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: **2516 Jordan Ridge Drive, Nashville, TN 37218**

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 8 day of August, 2007.

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 8 day of August, 2007.

_____
NOTARY PUBLIC

My Commission expires: 4/19/2010

AUGUSTA CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF