This instrument prepared by:
Leon Sharber. Attorney-at-Law
1161 Murfreesboro Rd.. Ste. 505
Nashville. TN 37217

BOOK 11601 PAGE 935

99 AUG -3 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

06195573

IDENTIFICATION & REFERENCE

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
NVR Fox Ridge Homes. Inc. 5115 Maryland Way. Ste. 300 Brentwood. TN 37027	SAME	Map 108-04 Group A Parcel 97.00

SPECIAL WARRANTY DEED

That. LEON SHARBER. TRUSTEE with full power to mortgage. sell. encumber. restrict. and/or convey in any manner whatsoever he deems without the requirement of joinder of any trustor or beneficiary of said trust hereinafter called Grantor. for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged has BARGAINED. SOLD. and by these presents does hereby TRANSFER AND CONVEY unto NVR FOX RIDGE HOMES. INC.. herein called Grantee. that certain property described as follows:

Being Lot No. 45 on the plan of The Villages of Larchwood. Phase 2. Section 3. of record in Plat Book 9700. Page 861. Register's Office for Davidson County. Tennessee. to which reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 10049. Page 611. Register's Office for Davidson County. Tennessee.

The following reservations from and exception to this conveyance and the warranty made herein shall apply:

1. All easements. rights-of-way and prescriptive rights whether of record or not. pertaining to any portion(s) of the herein described property.

2. All restrictive covenants, terms. conditions. contracts. provisions. zoning ordinances and other items of record pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect.

3. All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portion(s) thereof;

4. Annexation to Amended and Restated Declaration of Covenants, Conditions, & Restrictions for The Villages of Larchwood. Phase Two, Section 1 & 2. of record in Book 11448. Page 741, Register's Office for Davidson County, Tennessee.

08/02/99 0:00:00 CHECK
109.05

5. Villages of Larchwood Homeowners Association charter of record in Book 10715, Page 160, Register's Office for Davidson County, Tennessee.

6. Villages of Larchwood Homeowners Association ByLaws not recorded.

7. All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portions(s) thereof.

TO HAVE AND TO HOLD the above described property together with all and singular the rights of appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and, except as to the reservations from and exceptions set forth in this instrument. Grantor does hereby bind itself and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Leon Sharber, Trustee
Leon Sharber, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, LEON SHARBER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 1999.

Delaina D. Davis
Notary Public

My Commission expires: 5-11-02

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $26,500.00.

Leon Sharber
Affiant

Sworn to and subscribed before
me this 30 day of July, 1999.

Delaina D. Davis
Notary Public
My Commission Expires: 5-11-02

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06I9573

IDENTIF. & REFERENCE

99 AUG -3 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11601 PAGE 937

CAMT	26500.00
CON TX	98.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	109.05
CHECK	109.05

08/03/99 01 09:51 0001 1047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499266