WARRANTY DEED

TRICIA L. NIEMI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 99

Tricia L Niemi
Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
NVR INC.,T/A RYAN HOMES 7003 CHADWICK DRIVE BRENTWOOD, TN. 37027	SAME	Part of Map 126 Parcel 137

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **FOX RIDGE 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 RYAN HOMES**, hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot 133 on the Plan of Section Three, Boone Trace at Biltmore of record in Book 9700, page 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to NVR Fox Ridge Homes Inc., by Special Warranty Deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, Register's Office for Davidson County, Tennessee. Said NVR Fox Ridge Homes, Inc. N/K/A Fox Ridge Homes, Inc.

This conveyance is made subject to:

All matters appearing on the Plan of record in Plat Book 9700, page 759, said Register's Office.

Restrictive covenants of record in Book 7265, page 687; Book 9342, page 312; as re-recorded in Book 9735, page 931; Book 10032, page 813, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 8992, page 63, and Book 9665, page 420, said Register's Office.

Subject to H.O.A. Charter of record in Book 9607, page 534, said Register's Office.

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 Lot 133 Boone Trace , Davidson County, Tennessee

062356
IDENTIF. + REFERENCE

MAIL ENV.
99 AUG 12 AM 11:08
[illegible] REGISTER
DAVIDSON COUNTY, TN.

5299 08/12/99 0101 OCHECK 122.00

NS1654

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 MY HAND 4th day of August, 1999.

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice-President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such CEO and 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 Alphonse H. Davis as such CEO, and attesting the same of the corporation, by the said Alphonse H. Davis as such CEO, and attesting the same by the said Deborah P. Buford as such Vice-President..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 4th day of August, 1999.

Tricia L. Niemi
NOTARY PUBLIC

My Commission expires:

TRICIA L. NIEMI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2002

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

BOOK 11616 PAGE 963

0623567
IDENTIF. ↑ REFERENCE

99 AUG 12 AM 11:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

08/12/99 01 11:06 0001 5299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503468