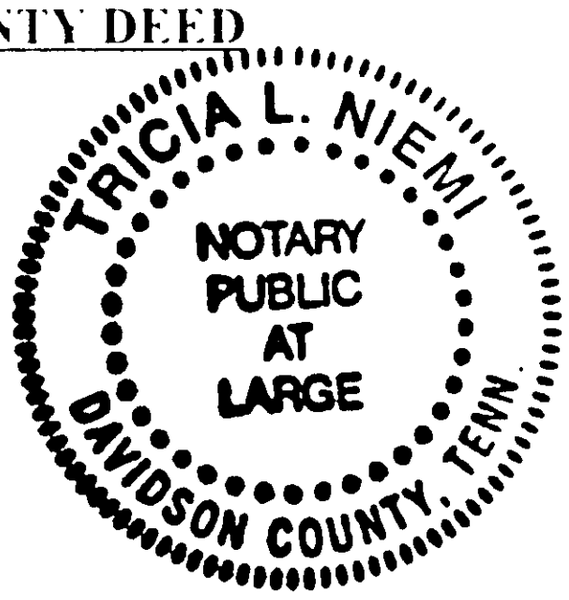
WARRANTY DEED



My Commission Expires JAN. 26, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 1999

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Address of New Owners As Follows:

NVR, INC. T A RYAN HOMES
216 Centerview Drive, Suite 144
Brentwood, TN 37027

Send Tax Bills To:

Same

Map Parcel No.

Part of Map 136-15 O-B
Parcel 001.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **MCEWEN DEVELOPMENT, LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC, T/A RYAN HOMES**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No.(s) 1, 3, 5 & 7 on the plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MCEWEN DEVELOPMENT, LLC, by warranty deed from Fred Ritter of record in Book 11267, Page 539, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent years, a lien which are now due and payable.

Subject to all matters on the plan of record in Book 11700, page 16, and revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 11666, page 151, Register's Office for Davidson County, Tennessee.

Subject to the By-Laws of record in Book 11666, page 191, Register's Office for Davidson County, Tennessee.

Subject to Articles of Incorporation for Homeowners' association of record in Book 11666, page 149, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Book 11540, page 482, 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: (X)
This is improved: ( ) property, known as Lots 1, 3, 5 & 7 Smith Springs Townhomes, Davidson County, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

9627 11/09 0101 03CHECK 351.00

99131-9 12:07

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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 November, 1999

BOOK 11737 PAGE 453

MCEWEN DEVELOPMENT, LLC
David C. McGowan, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **David C. McGowan, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **MCEWEN DEVELOPMENT, A Limited Liability Corporation**, the within named bargainors, and that he as such **Chief Manager** of **MCEWEN DEVELOPMENT, LLC**, executed the foregoing instrument for the purposes therein contained by signing the name of the **Limited Liability Corporation** by himself as **Chief Manager** of **MCEWEN DEVELOPMENT, LLC**.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of November, 1999.

Notary Public

My commission expires: Jan 26, 2002

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

My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11737 PAGE 463

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

0655822

99 NOV -9 PM 12:07

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

11/09/99 01 12:08 0001 9627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537340