WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,962.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Aug, 2000.

Notary Public

My Commission Expires: 10/24/01
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC LARGE WILLIAMSON COUNTY TENN

Instr:200008240083694 Page: 1 OF 2
REC'D FOR REC 08/24/2000 9:37:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.36

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:
THUAN D. NGUYEN
1000 Morrisey Court
Nashville, Tennessee 37221

Send Tax Bills To:
NVR MORTGAGE FINANCE, INC.
PO Box 999
Pittsburgh, PA 15201

Map Parcel No.
142-13-0-B-006.00 CO

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, **FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **THUAN D. NGUYEN and wife, TRUCSON T. NGUYEN and HOA DUC NGUYEN, an unmarried man,,** 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. 174 on the Final Plat of Riverside, Phase 4B, of record in Book 9700, page 750, 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 Fox Ridge Homes, Inc., by warranty deed from Rochford Realty & Construction Co., of record in Instrument #200005180049966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2000, a lien which are not yet due and payable.

b. The plan of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in instrument of record in Book 7185, page 619; Book 7405, page 780; Book 8104, page 211; Book 11063, page 996, Register's Office for Davidson County, Tennessee.

d. Easement for waterline of record in Book 6970, pages 275 & 281, Register's Office for Davidson County, Tennessee.

e. Easement for Public Utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.

f. Easement for Ingress/Egress of record in Book 9103, page 48, Register's Office for Davidson County, Tennessee.

g. Easement for Sewer Line of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee.

h. All matters and bearings on Plat of record in Book 6900, page 490, Register's Office for Davidson County, Tennessee.

i. Easement to Metro Government of record in Book 5972, page 45, Register's Office for Davidson County, Tennessee.

j. Permanent Drainage Easement of record in Book 7574, page 645, Register's Office for Davidson County, Tennessee.

k. Sewer Line Easement of record in Book 7489, page 638, Register's Office for Davidson County, Tennessee/

l. Agreement of record in Book 7400, page 645, 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 1000 Morrisey Court, Nashville, Tennessee 37221.

NS2693

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 21st. day of AUGUST, 2000.

Fox Ridge Homes, Inc.

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

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

STATE OF TENNESSEE

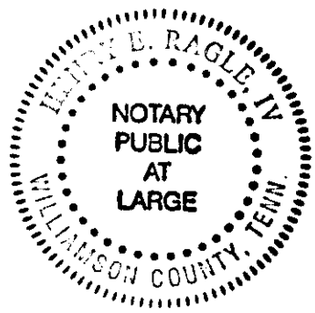
COUNTY OF WILLIAMSON

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 21st. **day of** AUGUST, 2000.

NOTARY PUBLIC

My Commission expires: 8/5/02



My Commission Expires AUG. 5, 2002