WARRANTY DEED

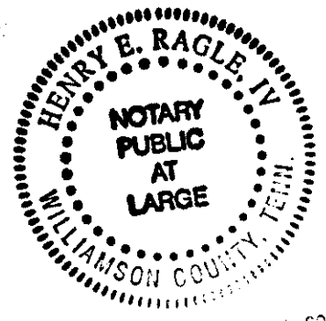
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2000.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)



My Commission Expires Aug. 5, 2002

THIS INSTRUMENT WAS PREPARED BY



Instr:200008290085294 Page: 1 OF 2
REC'D FOR REC 08/29/2000 12:44:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $340.40

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
NVR, INC. T/A RYAN HOMES 216 Centerview Drive, Suite 144 Brentwood, TN 37027	Same	Map 136-15 O-B Parcels 1, 9, 13, &15

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, **REGENT DEVELOPMENT, LLC F/K/A 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)30, 32, 34 and 36 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 part of the same property conveyed to MCEWEN DEVELOPMENT, LLC, N/K/A REGENT DEVELOPMENT, LLC by warranty deed from Fred Ritter of record in Book 11267, Page 539, and by Warranty Deed from Irene S. Bell of record in Book 11536, page 885, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

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

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.

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

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

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

Stormwater Detention Agreement of record in Book 11540, page 482, Register's Office for Davidson County, Tennessee.

Articles Of Amendment, The Articles Of Orginization Of MCEWEN DEVELOPMENT, LLC, N/K/A REGENT DEVELOPMENT LLC, of Record in instrument # 200003160026959, Register's Office Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association of Record in Instrument # 200001110003643, Register's Office for Davidson County, Tennessee.

Attorney's Opinion Letter of record in Book 11606, page 209, 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.

NS 2725

This is:
improved: ( )
unimproved: (X) property, known as **Lots 30, 32, 34, & 36 Smith Springs Townhomes, Davidson Cty., TN**
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 this 14TH. day of AUGUST, 2000.

REGENT DEVELOPMENT, LLC F/K/A
MCEWEN DEVELOPMENT, LLC
David C. McGowan, JR., It's 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 **REGENT DEVELOPMENT, LLC F/K/A MCEWEN DEVELOPMENT, A Limited Liability Corporation**, the within named bargainors, and that he as such **CHIEF MANAGER** of **REGENT DEVELOPMENT, LLC F/K/A 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 **REGENT DEVELOPMENT, LLC F/K/A MCEWEN DEVELOPMENT, LLC**.

Witness my hand and official seal this 14TH. day of AUGUST, 2000.

Notary Public

My commission expires: 8/5/02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Aug. 5, 2002