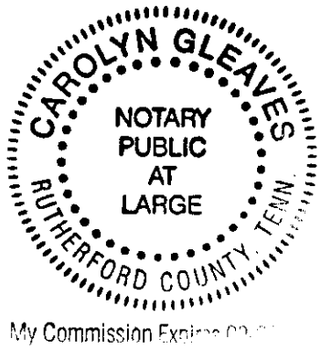
WARRANTY DEED



My Commission Expires 09-

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,250.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS

26 DAY OF JANUARY, 2001

Carolyn Gleaves
Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, L.L.C., 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 Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same	075-12-0-C -052.00-Unit 1101 075-12-0-C -052.00-Unit 1102 075-12-0-C-054..00-Unit 1103 075-12-0-C-055.00-Unit 1104 075-12-0-C-056.00-Unit 1105

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, **LARRY POWELL BUILDERS, INC.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE 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.

Land in Davidson County, Tennessee being Lot No. 52 (Unit 1101), Lot No. 53 (Unit 1102), Lot No. 54, (Unit 1103), Lot No. 55 (Unit No. 1104) and Lot 56 (Unit 1105) on the Brookside Park (Villa) Townhomes, Phase Two , A Horizontal Property Regime with Private Elements, of record in Instrument # 200010100100359, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Larry Powell Builders, Inc. by deed from Robert V. Gray, JR. and wife, Margaret Cross Gray, of record in Book 10917, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2001, a lien which are now due and payable.

All matters of record in instrument # 200010100100359, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11653, Page 251, and Instrument No. 200007180070532, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

H.O.A. Charter of Record in Book 11653, Page 248, Register's Office for Davidson County, Tennessee.

Easement for Metro Government of Record in Book 4126, page 977, 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 **Lot 53 (unit 1101), Lot 53 (unit 1102), Lot 54 (unit 1103, Lot 55 (unit 1104) and Lot 56 (unit 1105) Brookside Park Townhomes, Hermitage, Tennessee.**

Davidson County DEEDWARR
Recvd: 01/30/01 09:44 2pgs
Fees:11.00 Taxes:467.13
20010130-0008981

NS3152

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 26 day of January, 2001.

Larry Powell Builder, Inc.

BY: _____
Larry W. Powell, President

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26 day of January, 2001, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Larry W. Powell**, who, being by me duly sworn, says that he is the President of **Larry W. Powell Builders, Inc.**; that he signed and sealed said instrument on behalf of said **Larry Powell builders, Inc.** by its authority duly given, and the said **President**, acknowledged said instrument to be the act and deed of said **Larry W. Powell Builders, Inc.**. and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 26 day of January, 2001.

_____
NOTARY PUBLIC

My Commission expires: 11-18-01

NOTARY PUBLIC DAVIDSON LAKE