(CASE NO#)

213027 (2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,628.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 2001.

Notary Public

My Commission Expires: 2-19-2003
(AFFIX SEAL)

R. W. HARDISON NOTARY PUBLIC MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/06/01 15:35 2pgs
Fees:11.00 Taxes:675.72
20010206-0011818

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:
Roy D. Johnson and Freddie H. Stromatt and Edith M. Stromat
1016 Morrisey Court, Unit 178
Nashville, Tn. 37211

Send Tax Bills To:
Roy D. Johnson and Freddie H.Stromatt and Edith M. Stromatt
1016 Morrisey Court, Unit 178
Nashville, TN 37211

Map Parcel No.
142-13-0-B-010.00

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, **NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Roy D. Johnson, married and Freddie H. Stromatt and wife Edith M. Stromatt, Tenants in Common with Rights of Survivorship**, hereinafter called Grantees, 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. 178 on the plan of 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 special warranty deed from Rochford Realty & Construction Co., of record in Instrument #200004140037946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2001, a lien which is not yet due and payable.

All matters of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 7185, page 619; Book 7405, page 780; Book 8104, page 211; Book 8136, page 79, and in Book 11063, page 996, Register's Office for Davidson County, Tennessee.

All matters contained in subdivision Boundary plat of record Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Easements of Record in Book 6970, pages 275 and 281; Book 6970, page 278; Book 7103, page 48; Book 6972, page 45; Book 7574, page 645;Book 7489, page 638, and in Book 7803, page 642, Register's Office for Davidson County, Tennessee.

Agreement of Record for R-O-W of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7829, page 703, 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.

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 29th day of January, 2001.

NVR, INC., a Virginia Corporation

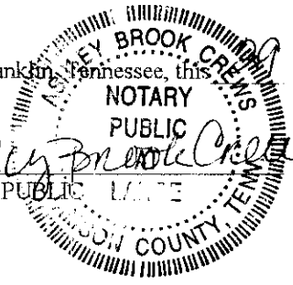
BY: Alphonse H. Davis
Alphonse H. Davis, CEO

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 NVR, Inc., a Virginia Corporation, 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 29 day of January, 2001.



Ashley Brook Crews
NOTARY PUBLIC

My Commission expires: 10/01/02