WARRANTY DEED

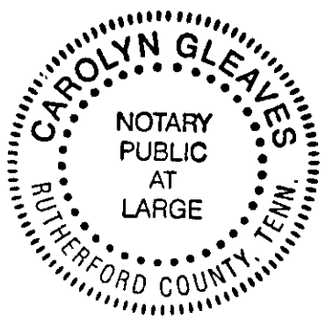
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,400.00

James L Bardwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 2001.

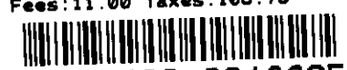
Carolyn Gleaves
Notary Public

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



My Commission Expires 09-20-04

Davidson County DEEDWARR
Recvd: 02/22/01 09:57 2pgs
Fees:11.00 Taxes:108.78



20010222-0016625

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:	Send Tax Bills To:	Map Parcel No.
NVR, INC. A Virginia Corporation, Trading As FOX RIDGE HOMES. 5115 MARYLAND WAY, SUITE 300 BRENTWOOD, TN. 37064	Same	Map # 161-10- B Parcel 199.00

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, **GRANDVIEW LAND CO., 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 assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 45 on the plan of Villages of Brentwood (Brentwood Summit), Phase Eleven of record in Book 9700, page 949, 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 GRANDVIEW LAND CO., by warranty deed from Hope Expectant, INC. of record in Book 11076 , Page 661, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 , a lien which are now due and payable.

The foregoing is subject to encumbrance of an ingress and egress from Village Way across the deeded property to the adjacent Church property built to such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 11076, page 537; Book 11076, page 661 and in Book 11526, page 579, said Register's Office for Davidson County, Tennessee.

Subject to Covenants , Conditions and Restrictions of record in Book 6143, page 11, amended in Book 6393, page 495 and amended in Book 8507, page 831; Book 11526, page 579, and in Instrument No. 200006060056066, said Register's Office for Davidson County, Tennessee.

Subject to an Agreement For Dedication Of Easement for Water Mains and Appurtenances, of record in Book 8197, page 338, said Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Detention Agreement, of record in Book 11078, page 919, said Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 200006060056067, 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: ( ) **Lot 45 Villages Of Brentwood (Brentwood Summit), Nashville, TN. 37211**

N 53172

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 20th day of February, 2001.

GRANDVIEW LAND CO.
James W. Hardwick
President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **James W. Hardwick**, 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 **President** of **Grandview Land CO., INC.**, a corporation, the within named bargainors, and that he as such **President** of **Grandview Land CO., INC.**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President** of **Grandview Land CO., INC.**

Witness my hand and official seal at Franklin, Tennessee, this 20th day of February, 2001.

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