WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,172.00

Terence D Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2001.

Notary Public

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

HENRY E. RAGLE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

Davidson County DEEDWARR
Recvd: 03/02/01 13:39 2pgs
Fees:11.00 Taxes:418.74

20010302-0019866

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:
Terence D. Buchanan and Tonya D. Buchanan
2933 Steamboat Drive
Nashville, Tn. 37214

Send Tax Bills To:
NVR Mortgage Finance, Inc.
P. O. Box 999
Pittsburgh, Pa 15230

Map Parcel No.
062-02-0-A-277.00 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, **NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC., A/K/A NVR FOX RIDGE, INC.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Terence D. Buchanan and Tonya D. Buchanan, Husband and Wife**, 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. 314 on the Final Plat of River Trace Estates, Phase I, Section 4 and 5 of record in Plat book 9700, page 409, 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 NVR, Fox Ridge, Inc., by special warranty deed of corrections from Fox Ridge Homes, Inc., of record in Book 11732, Page 122, re-recorded at Instrument No. 2000 02250018628, Register's Office for Davidson County, Tennessee. Merger recorded in Instrument No. 200012200124722, Tennessee Secretary of State Office.

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 409, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6851, page 370; and in Book 6982, page 747, Register's Office for Davidson County, Tennessee.

River Trace Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

Open-Space easement deed to Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1163, pages 341 and 342; in Book 2022, page 83; and in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

By-Laws of Record in Book 6851, page 390, Register's Office for Davidson county, Tennessee.

Surveyor's Certificate of Correction of Record in Book 7678, page 67, 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 **2933 Steamboat Drive, Nashville, Tn. 37214.**

NS 3212

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 28TH. day of FEBRUARY, 2001.

NVR, INC., a Virginia Corporation

BY: Anne H. McKnight
Anne H. McKnight, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Anne H. McKnight with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Vice-President respectively of NVR, Inc., a Virginia Corporation, the within named bargainor, and corporation, and that she as such Assistant 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 Anne H. McKnight as such Assistant Vice President and attesting the same of the corporation, by the said Anne H. McKnight as such Assistant Vice President..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 28TH. day of FEBRUARY, 2001.

NOTARY PUBLIC

My Commission expires: 8/5/02

HENRY D. RAGSDALE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002