WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/01 10:52 2pgs
Fees:11.00 Taxes:748.01

20010306-0021008

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,165.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2001.

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-4156

Address of New Owners As Follows:
Rex E. Garton and Sandra H. Garton
4733 Chepstow Drive
Nashville, Tn 37211

Send Tax Bills To:
Fifth Third Mortgage Co.
250 W. Main Street
Lexington, KY 40507

Map Parcel No.
161-10-0-B-168.00 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.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Rex E. Garton and Sandra H. Garton, 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. 14 on the plan of Village of Brentwood, 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 Fox Ridge Homes, Inc., by special warranty deed from Grandview Land Co., Inc., of record in Instrument No. 2000 101001 00425, Register's Office for Davidson County, Tennessee. Subsequently Fox Ridge Homes, Inc. and NVR, Inc., having merged and became NVR, Inc. by 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 on the plan of record in Book 9700, page 947, Register's Office for Davidson County, Tennessee.

The aforegoing is subject to encumbrance of an ingress and egress from Village Way across the deeded property to the adjacent Church property built in such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 110076, page 537, Book 11076, page 661 and in Book 11526, page 579, 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, 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, Register's Office for Davidson County, Tennessee.

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

HOA Charter of record in Instrument No. 200006060056067, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Instrument No. 2000 121401 22894, 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 **4733 Chepstow Drive, Nashville, Tn 37211.**

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, 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 28 day of February, 2001.

ASHLEY BROOK CREWS NOTARY PUBLIC WILLIAMSON COUNTY, TN

_____
NOTARY PUBLIC

My Commission expires: 10/01/02