WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,875.00

Christina J Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2001.

Notary Public

My Commission Expires: 6-11-2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JOHN McCANN
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/06/01 13:49 2pgs
Fees:11.00 Taxes:717.34
20010406-0034054

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:
Tracy L. Downey and Christina J. Downey
1449 Timber Ridge Circle
Nashville, Tennessee 37211

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

Map Parcel No.
172-4-A-053.00CO

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., T/A RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Tracy L. Downey and Christina J. Downey, husband and wife**, hereinafter called Grantees, their heirs and and assigns, a certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 53 on the plan of Phase Two, Highlands of Brentwood, (formerly Brentwood Highlands), of record in Instrument No. 200002090013331, 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, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Highlands of Brentwood, LLC, of record in Instrument #200010180103495 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. All matters of the plan in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee.

c. Easements for sanitary sewer of record in Book 7461, page 773 and Book 7461, page 805, Register's Office for Davidson County, Tennessee.

d. Easement for Bell South of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

e. Easement for access of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee..

f. Conveyance of Open Space of record in Book 11629, page 909 and Instrument #2000 0407 0035205, Register's Office for Davidson County, Tennessee..

g. HOA Charter of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.

h. Declaration of Covenants, Conditions and Restrictions of record in Book 11189, page 612, Book 11356, page 815 and Book 11629, page 906, Register's Office for Davidson County, Tennessee.

i. By-Laws of record in Book 11356, page 840, 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 1449 Timber Ridge Circle, Nashville, Tennessee 37211.

N53243

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 30th day of March, 2001.

NVR, Inc. t/a Ryan Homes, a Virginia corporation

R. P. Smithwick, II
Division Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared R. P. Smithwick, II, Division Manager, who, being by me duly sworn, says that he is Division Manager of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Ryan Homes by its authority duly given, and the said Division Manager, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 30 day of March, 2001.

NOTARY PUBLIC

My Commission expires: 9-11-2001

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.