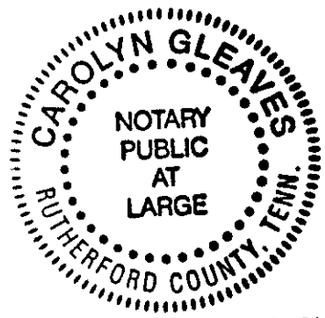
WARRANTY DEED



My Commission Expires 09-20-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2001

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, L.L.C., 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
The Peninsula 5115 Maryland Way, Suite 200 Brentwood, TN 37027	Same	97-160-A-26 C. O.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, FOX RIDGE HOMES, INC. N/K/A NVR, INC, A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, by merger recorded in Tennessee of State Office in Instrument No. 200012200124722, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **THE PENINSULA, A Tennessee General Partnership**, hereinafter called Grantee, 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. 81 on the Plan of Phase One of The Peninsula, a Planned Residential Development of record in Book 9700, page 8, 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 deed from The Peninsula, of record in Book 10936, page 738, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 9564, page 693, amended in Book 9754, page 35, 2nd amendment in Book 9977, page 359, Supplement recorded in Book 10333, page 219 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: ( ) property, known as Lot 81, The Peninsula, Davidson County, Tn.

Davidson County DEEDWARR
Recvd: 04/16/01 17:20 2pgs
Fees:11.00 Taxes:103.60
20010416-0037080

N53088

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 5th day of April, 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 5th day of April, 2001.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 9/20/04

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 09-20-04