WARRANTY DEED

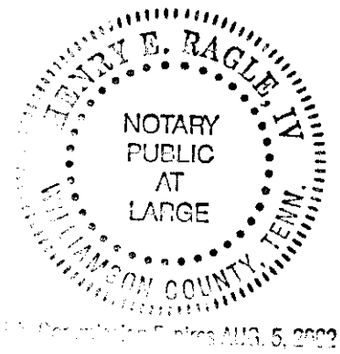
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,650.00

Affiant

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

Notary Public

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



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:
Alex S. Sekwat and Martha Lupai
7913 Harpeth View Drive
Nashville, Tn 37221

Send Tax Bills To:
ABN AMRO Mortgage Group, Inc.
777 East Eisenhower Parkway, Ste. 700
Ann Arbor, Mi 48108

Map Parcel No.
142-13-0-B0161.00 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 **Alex S. Sekwat and Martha Lupai, 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. 161, on the plan of Riverside Subdivision, Phase 3, Revision One, of record in Instrument Book 200012080121080, and revised at Instrument Book 200104040032691, 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. Trading as Fox Ridge Homes, by warranty deed from Rochford Realty & Construction Co., Inc., of record in Instrument No. 2001 011800 05262, Register's Office for Davidson County, Tennessee.

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 Instrument Book 2000112080121080 and Instrument Book 200104040032691, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 7185, page 619; Book 7405, page 780; Book 8104, page 211; Book 8136, page 79, and in Book 11063, page 996, Register's Office for Davidson County, Tennessee.

All matters contained in subdivision Boundary plat of record Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Easements of Record in Book 6970, pages 275 and 281; Book 6970, page 278; Book 7103, page 48; Book 6972, page 45; Book 7574, page 645;Book 7489, page 638, and in Book 7803, page 642, Register's Office for Davidson County, Tennessee.

Agreement of Record for R-O-W of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7829, page 703, 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 **7913 Harpeth View Drive, Nashville, Tn 37221.**

Davidson County DEEDWARR
Recvd: 05/10/01 13:51 2pgs
Fees:11.00 Taxes:679.51

20010510-0048741

N 53404

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 30 th day of April, 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 30 th day of April, 2001.

_____
NOTARY PUBLIC

My Commission expires: 12-23-2001

WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.