WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2001.

Notary Public

My Commission Expires: 5-28-03
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/05/01 19:07 2pgs
Fees:11.00 Taxes:476.93
20010605-0058892

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:
Billy J. Jones
3253 River Walk Drive
Nashville, Tn 37214

Send Tax Bills To:
SAME

Map Parcel No.
085-12 0-A-054.00 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., as recorded with Tennessee Secretary of State Office in Instrument No. 2000 1220 0124722,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Billy J. Jones**, 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. 48 on the plan of Rivers Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, page 689, Register's Office for Davidson County, 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 warranty deed from Southeastern Building Corporation, of record in Instrument No. 2000 081700 81458, 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.

Subject to the plan of Record in Book 9700, page 689, Register's Office for Davidson County, Tennessee.

Restrictive covenants and By-laws contained in an instrument of record in Book 9280, page 334, in Book 11098, page 1, and in Book 11098, page 21, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

All matters on the plans of record in Book 7900, page 77, Book 9700, page 4141 and Book 9700, page 689, 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 **3253 River Walk Drive, Nashville, Tn 37214.**

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 31st day of May, 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 31st day of May, 2001.

DEBORAH P. CUFFORD
NOTARY PUBLIC
PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: 10/01/2001