# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,217.00

x B S McClarey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST. DAY OF June, 2001.

Notary Public

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

HENRY E. RAGLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 8/5/2002

**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: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Bryan S. McClarey and Jody M. McClarey<br>3217 Cain Harbor Drive<br>Nashville, Tn 37214 | NVR Mortgage Finance, Inc.<br>P. O. Box 999<br>Pittsburgh, Pa 15230 | 61-1-A-259 |

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 in Instrument No. 200 1220 0124722, Register's Office for Davidson County, Tennessee.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Bryan S. McClarey and Jody M. McClarey, 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. 251 on the Final Plat of River Trace Estate, Phase I, Section 4 and 5 of record in Plat Book 9700, page 409, 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 Fox Ridge, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 11732, Page 122, re-recorded in Instrument No. 2000 022500 18628, 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 Book 9700, page 409, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6851, page 370; and in Book 6982, page 747, Register's Office for Davidson County, Tennessee.

River Trace Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

Open-Space easement deed to Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1163, pages 341 and 342; in Book 2022, page 83; and in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

By-Laws of Record in Book 6851, page 390, Register's Office for Davidson county, Tennessee.

Surveyor's Certificate of Correction of Record in Book 7678, page 67, 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 **3217 Cain Harbor Drive, Nashville, Tn 37214.**

Davidson County DEEDWARR
Recvd: 06/14/01 10:41 2pgs
Fees:11.00 Taxes:467.00

20010614-0062857

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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 1ST. day of JUNE, 2001.

NVR, INC., a Virginia Corporation

BY: Deborah P. Buford.
Deborah P. Buford, Assistant Secretary

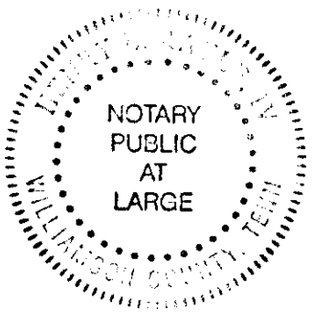
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Deborah P. Buford with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary respectively of NVR, Inc., a Virginia Corporation, the within named bargainor, and corporation, and that she as such Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Deborah P. Buford as such Assistant Secretary and attesting the same of the corporation, by the said Deborah P. Buford as such Assistant Vice President..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 1ST. day of JUNE, 2001.

NOTARY PUBLIC

My Commission expires: 8/5/02




My Commission Expires AUG. 5, 2002