Davidson County DEEDWARR
Recvd: 07/30/01 15:08 3pgs
Fees:18.00 Taxes:1111.89
20010730-0080647

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $300,510.00

Hugh W. E

AFFIANT

Subscribed and sworn to before me, this 26 day of July, 2001.

Yvonne Norman

NOTARY PUBLIC

My Commission Expires: 9-29-01

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Hugh W. Entrekin, Trustee 315 Deaderick St. 21st Floor, AmSouth Center Nashville, TN 37238	Same	Map136-5A Parcel 70 Map 151-9A Parcel 213

WARRANTY DEED

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,

NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC ("Grantor") does hereby bargain, sell, transfer and convey unto **Hugh W. Entrekin, Trustee,** with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantee") his successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

1. Being Lot No. 75 on the plan of Bayview Estates, Phase Two, (A Planned Unit Development) of record in Instrument #200006090057633, 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. n/k/a NVR, Inc. T/A Fox Ridge Homes, Inc. by merger recorded in Instrument No. 20001220 0124722, Register's Office for Davidson County, Tennessee, by warranty deed from Bayview Venture, L.L.C., a Tennessee Limited liability company, of record in Instrument No. 20001003-0098034, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2001 and subsequent years, a lien which are not yet due and payable.
2. All matters of record in Instrument #200006090057633, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; and in Book 11271, page 163, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.
5. Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.
6. Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and in Book 10339, page 233, Register's Office for Davidson County, Tennessee.
7. Easement for Bell South of Record in Book 11762, page 271, Register's Office for Davidson County, Tennessee.
8. Conveyance of Common Area of record in Instrument #200007100068261, 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.

This is improved property known as 3001 Harbor Lights Drive, Nashville, TN 37217

2. Being Lot No. 213 on the Final Plat of Long Hunter Chase, Phase 3, Section 1 of record in Instrument No. 200011030109138, 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., a Tennessee Corporation n/k/a NVR, Inc., T/A Fox Ridge Homes by merger recorded in Instrument No. 200012200124722, Register's Office for Davidson County, Tennessee , by Warranty Deed from JCH Development Company, Inc., of record in Instrument No. 20001113-0112463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2001 and subsequent years, a lien which are not yet due and payable.
2. All matters as set out in Instrument No. 200011030109138, Register's Office for Davidson County, Tennessee.
3. Easements for Sewer of record in Instrument No. 200009060088271, and in Instrument No. 200009060088272, Register's Office for Davidson County, Tennessee.
4. Easement for Storm Drainage/ Sewer of record in Instrument No. 200010300107415, Register's Office for Davidson County, Tennessee.
5. Certificate of resolution for JCH Development Company, Inc., of record in Book 9432, page 789, Register's Office for Davidson County, Tennessee.
6. HOA Charter of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.
7. Quitclaim of Common Areas of record in Book 9432, page 792 and in Book 9649, page 764, Register's Office for Davidson County, Tennessee.
8. Easements of record in Book 1115, page 302; Book 1101, page 457; Book 4717, page 515; Book 8197, page 288; Book 8358, pages 91 & 92; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; Book 9988, page 793; Book 11497, page 592, and in Book 9988, page 821, Register's Office for Davidson County, Tennessee.
9. Restrictive Covenants of record in Book 9430, page 251; Book 9534, page 938, and in Book 9534, page 942, 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.
This is improved property known as 6708 Ascot Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate,

title and interest thereto belonging to the said Hugh W. Entrekin, Trustee, his successors and assigns, forever.

AND **NVR, INC.**, does covenant with the said Hugh W. Entrekin, Trustee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND **NVR, INC.** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Hugh W. Entrekin, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 26th day of July, 2001.

NVR, INC

BY: Deborah P Buford

Deborah P. Buford, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah P. Buford, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Assistant Secretary of **NVR, INC**, the bargainor, a corporation, and that she as such Assistant Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 10/01/02