WARRANTY DEED

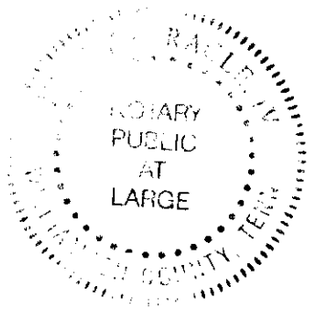
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,870.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF July, 2001.

Notary Public

My Commission Expires: 8/15/02
(AFFIX SEAL)



My Commission Expires 8-15-2002

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.
Byron Keith Lee and Tanya Renee Lee 305 Jackson Way Court Nashville, Tn 37214	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, Pa 15230	85-12-0-A-63.00 C0

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, TRADING AS FOX RIDGE HOMES,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Byron Keith Lee and Tanya Renee Lee, 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. 57 on the Plat of River's Edge, Section Three, of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Being part of the same property conveyed to NVR, Inc t/a Fox Ridge Homes, by warranty deed from Southeastern Building Corporation, of record in Instrument No. 20010425-0040783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2001 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 9280, page 334 , amended in Book 11098, Page 1, said Register's Office for Davidson County, Tennessee.

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

Plan of Record in Book 9700, page 689, said Register's office, Davidson County, Tennessee.

All matters shown on old plat of record in Book 9700, page 556, said Register's Office, Davidson County, Tennessee.

Subject to By-laws of record in Book 11098, page 21, said Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Book 7900, page 77, Register's Office for Davidson County.

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 **305 Jackson Way Court, Nashville, Tn 37214.**

Davidson County DEEDWARR
Recvd: 08/01/01 14:59 2pgs
Fees:13.00 Taxes:558.22

20010801-0081674

3672

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 12TH. day of July, 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 12TH. day of July, 2001.

NOTARY PUBLIC

My Commission expires: 8/5/02

HENRY E. RAGLE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission