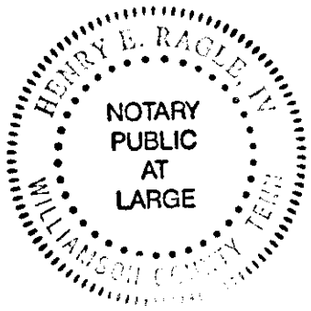
WARRANTY DEED



My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,320.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF July, 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:	Send Tax Bills To:	Map Parcel No.
Charles T. Widener and Tiffany C. Widener 3216 Cain Harbor Drive Nashville, Tn 37214	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, Pa 15230	62-02-0-A 290.00 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, TRADING AS FOX RIDGE HOMES,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Charles T. Widener and Tiffany C. Widener, 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. 327, as shown on the Final Plat of River Trace Estate, Phase 1, 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 Fox Ridge Homes, Inc., by virtue of a warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, page 317, as corrected in Book 11732, page 122, Register's Office for Davidson County, Tennessee. And previously being the same property conveyed to Fox Ridge Homes by Deed from John E. Cain, II, Co-Trustee, of record in Book 10641, page 775, Register's Office for Davidson County, Tennessee. Subsequently NVR Fox Ridge, Inc having changed it's name to Fox Ridge Homes, Inc. by instrument of record in Book 10841, page 541 and Fox Ridge Homes, Inc and NVR, Inc. having merged and became NVR, Inc. Trading as Fox Ridge Homes by Instrument 200012200124722, Register's Office for Davidson County, Tennessee.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 **3216 Cain Harbor Drive, Nashville, Tn 37214.**

Davidson County DEEDWARR
Recvd: 08/01/01 15:05 2pgs
Fees:13.00 Taxes:545.09

20010801-0081678

3684

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 24TH. 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 24TH. day of July, 2001.

NOTARY PUBLIC

My Commission expires: 8/5/02

HENRY E. EAGLE IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002