# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2001

Notary Public

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

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

My Commission Expires AUG. 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. |
|---|---|---|
| NVR, INC. T/A RYAN HOMES, a Virginia Corporation<br>216 Centerview Drive, Suite 144<br>Brentwood, TN 37027 | SAME | Map 163-05-0-A<br>Parcels 94,95,96, & 97 |

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, **VASTLAND/EATHERLY/MCCLUNG DEVELOPMENT, L.L.C.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC. T/A RYAN HOMES, a Virginia Corporation**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot Nos. 94, 95, 96, and 97 on the plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Instrument number 200007060066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to VASTLAND/EATHERLY/MCCLUNG DEVELOPMENT, L.L.C., by warranty deed from J.D. Eatherly, and wife, Daisy L. Eatherly, of record in Book 10638, Page 354, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2001, a lien which are not yet due and payable.

All matters appearing on the Plan of record in Instrument Number 200007060066999, said Register's Office, shows an Owners Certificate.

Subject to Restrictive covenants contained in an instrument of record in Book 10719, page 425, amended in Book 11167, Page 757, AS SUPPLEMENTED BY Supplemental Declaration Mill Park, Phase Two, of record in Instrument No. 20010712-0074528, Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County, Tennessee.

By-laws and Articles of Incorporation of record in Book 10719, Page 464 and Book 11167, page 759, Register's Office for Davidson County, Tennessee.

Subject to Plan of Record in Book 9700, Page 538 & 539, Register's Office for Davidson County, Tennessee

Subject to H.O.A. Charter at Book 10719, Page 419, Register's Office for Davidson County, Tennessee.

Subject to the Conveyance of Common Areas of record in Book 11221, page 249 and Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.

Subject to As-Built Certificates of record in Book 11315, pages 157 and 159; Book 11674, page 536 and Book 11737, page 439, 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: (X )
This is improved: ( ) property, known as **Lots 94-97 Mill Park, Phase II (formerly Hickory Hollow Townhomes), Nashville, TN.**

Davidson County DEEDWARR
Recvd: 08/06/01 15:29 2pgs
Fees:13.00 Taxes:321.60

20010806-0084086

5757

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 JULY, 2001
VASTLAND/EATHERLY/MCCLUNG DEVELOPMENT, L.L.C.

BY: _____
Mack McClung; CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Mack McClung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of VASTLAND/EATHERLY/MCCLUNG DEVELOPMENT, L.L.C., a corporation, the within named bargainors, and that he as such Chief Manager of VASTLAND/ EATHERLY MCCLUNG DEVELOPMENT, L.L.C., executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Manager of VASTLAND/EATHERLY/MCCLUNG DEVELOPMENT, L.L.C..

Witness my hand and official seal at Franklin, Tennessee, this 31ST day of JULY, 2001.

_____
Notary Public

My commission expires: 8/5/02

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

My Commission Expires AUG. 5, 2002