WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,565.00

Jill Stelmach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Aug, 2001.

Notary Public

My Commission Expires:
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/31/01 11:14 2pgs
Fees:13.00 Taxes:675.49

20010831-0094697

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIFTH AVE. SUITE 200, FRANKLIN, TENNESSEE 37064 (615) 591-1166

Address of New Owners As Follows:
Jill M. Stelmach and Timothy Blake Stelmach
6208 Tuckaleechee
Antioch, TN, 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
P. O. Box 999
Pittsburgh, Pa 15230

Map Parcel No.
Map 181-3-A
Parcel 90.00 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, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JILL M. STELMACH AND TIMOTHY BLAKE STELMACH, WIFE AND HUSBAND**, 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. 90, as shown on the "Subdivision Plat, Section Two, Indian Creek Estates", of record in Book 9700, pages 558 and 559, 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 special warranty deed from Gregory S. Perrone, Trustee, of record in Book 11473, Page 891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. All matters of record in Book 9700, pages 558 and 559, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants of record in Book 10752, page 553,and in book 11491, page 587, and Book 11708, page 575, and in Instrument No. 200007270074152, Register's Office for Davidson County, Tennessee.

d. By-Laws of record in Book 11033, page 509, and in instrument No. 200007270074153, Register's Office for Davidson County, Tennessee.

e. Easement for Family Cemetery of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

f. Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

g. Homeowners Association Charter of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

h. Conveyance of Common Area of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.

i. Greenbelt Application of Record in Book 8955, page 509, Register's Office for Davidson County, Tennessee.

j. All matters on Pud Boundary Plat of Record in Book 9700, page 391, 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 **6208 Tuckaleechee , Antioch, TN, 37013.**

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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 24th day of August, 2001.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: Deborah P. Buford, Assistant Secretary

Attest:

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 their oath(s) acknowledged herself to be the Assistant Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she 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 Secretary.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 24th day of August, 2001.

NOTARY PUBLIC

My Commission expires: 10/22/04

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.