WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,648.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2001.

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

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

My Commission Expires AUG. 5, 2002

Davidson County DEEDWARR
Recvd: 11/19/01 16:59 2pgs
Fees:13.00 Taxes:505.60

20011119-0126840

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:
Jeffery A. McCormick
3224 River Walk Drive
Nashville, Tn 37214

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

Map Parcel No.
85-12-A Parcel 66

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 **Jeffery A. McCormick, unmarried,** 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. 60, as shown on the "Rivers Edge Section Three", of record in Plat Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to NVR, INC., A Virginia Corporation, Trading As Fox Ridge Homes by special 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 2002, a lien which is not yet due and payable.

Subject to the plan of Record in Book 9700, page 689, Register's Office for Davidson County, Tennessee.

Restrictive covenants and By-laws contained in an instrument of record in Book 9280, page 334, in Book 11098, page 1, Register's Office for Davidson County, Tennessee.

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

All matters on the plans of record in Book 7900, page 556, Register's Office for Davidson County, Tennessee.

By-Laws of River's Edge Homeowner's Association of record in Book 11089, page 21, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the By-laws of River's Edge Homeowner's Association, Inc.

Subject to rights of others in and to the common areas and elements of River's Edge.

Subject to all matters appearing on the Plan of Rivers Edge Section One Jackson Downs Phase Two of record in Plat Book 7900, page 557, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Rivers Edge Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, page 414, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of First Revision, Lots 26 thur 32, 35, Rivers Edge, Section Two, Jackson Downs, Phase Two, of record in Plat Book 8250, page 922, 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 **3224 River Walk Drive, Nashville, Tn 37214.**

3664

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 2nd day of November, 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 2nd day of November, 2001.

NOTARY PUBLIC

My Commission expires:

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

My Commission Expires AUG. 5, 2002