FILE BOX 57

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 21st Floor, AmSouth Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $209,000.00 AFFIANT Subscribed and sworn to before me, this 30th day of November, 2001. NOTARY PUBLIC My Commission Expires: 7/30/05 My Commission Expires JULY 30, 2005

Address New Owners as Follows: Hugh W. Entrekin, Trustee
315 Deaderick St.
21st Floor, AmSouth Center
Nashville, TN 37238

Send Tax Bills To: Same

Map-Parcel Number: Map181-3A
Parcel 16

Davidson County DEEDWARR
Recvd: 12/04/01 15:28 3pgs
Fees:18.00 Taxes:773.30
20011204-0133152

WARRANTY DEED

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,

NVR, INC., A VIRGINIA CORPORATION, T/A FOX RIDGE HOMES ("Grantor") does hereby bargain, sell, transfer and convey unto **Hugh W. Entrekin, Trustee,** with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantee") his successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 16 on the plan of Section One, Indian Creek Estates, of record in Plat Book 9750, Page 556, 557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fox Ridge Homes by warranty deed from Gregory S. Perrone, Trustee, of record in Instrument No. 20010717-0075778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2001 and subsequent years, as to 2001 a lien which are being paid out of closing.
2. All matters of record in Plat Book 9750, Page 556, 557, and Plat Book 9700, Page 39, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 10752, page 553, amended in Instrument Number 200007270074152; Register's Office for Davidson County, Tennessee.
4. Charter for Indian Creek Estates Homeowner's Association of record in Book 11031, page 79, and By Laws for same of record in Book 11033, Page 509, amended in Instrument Number 200007270074153, Register's Office for Davidson County, Tennessee.
5. Greenbelt Application set out in Book 8955, Page 509, Register's Office for

Davidson County, Tennessee.
6. Dedication of common areas Book 11033, Page 519, Register's Office for Davidson County, Tennessee.
7. Easement for family cemetery of Record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.
8. Conveyance of Common Area of record in Instrument #200007100068261, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Book 10729, page 380, said Register's Office.
10. Easement to United Telephone or record as Instrument number 200008020076584, said Register's Office.

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.
This is improved property known as 5909 Tee Pee Trace, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Hugh W. Entrekin, Trustee, his successors and assigns, forever.

AND **NVR, INC.**, does covenant with the said Hugh W. Entrekin, Trustee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND **NVR, INC.** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Hugh W. Entrekin, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 27th day of November, 2001.

NVR, INC

BY: Deborah P. Buford
Deborah P. Buford, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah P. Buford, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Assistant Secretary of **NVR, INC**, the bargainor, a corporation, and that she as such Assistant Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of November, 2001.

Patty J. Welch
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/30/05

My Commission Expires JULY 30, 2005

EXHIBIT A
Encumbrances

Oak Hall Drive, Mt. Juliet, Tennessee, Lot E4 Timber Trail

(a) Taxes for 2001, a lien currently due and payable.

(b) Matters shown on plan of record in Book 23, page 132, Register's Office for Wilson County, Tennessee.

(b) Matters of record in Plat Book 1, page 171, said Register's Office.

(b) Life Estate Agreement of record in Book 462, page 880 and re-recorded in Book 810, page 1652, said Register's Office.

(b) Easement to West Wilson Utility District of record in Deed Book 811, page 1849, said Register's Office.

(b) Notice concerning sewer taps of record in Deed Book 411, page 191, said Register's Office.