WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/02 10:31 2pgs
Fees:13.00 Taxes:674.99

20020117-0007111

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,429.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2001.

Notary Public

My Commission Expires: 1-18-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Rick S. Palmer and Wendy R. Palmer
8229 Canoe Court
Nashville, Tn 37221

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

Map Parcel No.
126-15-0-A-Parcel 241

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 **Rick S. Palmer and Wendy R. Palmer, 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. 219, as shown on the plan of "Section Five, BOONE TRACE AT BILTMORE", of record in Instrument No. 20000622-0062086, 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 NVR Fox Ridge Homes, Inc., by special warranty deed from Fox Ridge Homes, Inc., of record in Book 10666, Page 317, re-recorded in Book 11732, page 122 and further re-recorded in Instrument No. 20000225-0018628, 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. by Instrument 200012200124722, 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.

All matters appearing on the Plan of record in Instrument No. 2000 062200 62086, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 7265, page 657; supplemental to restrictions of record in Book 966, page 420; in Instrument # 200001260008529 and Instrument No. 20010717-0075902, Supplemental applying to Phase VI of record in Book 20010607-0060003 and Phase VII of record in Book 20011003-0107279 and 20011119-0126832, Register's Office for Davidson County, Tennessee. Instrument # 20010717-0075902 purports to be the only restrictions governing Boone Trace, but it fails to vacate those restrictions of record in Book 7265, page 657, Book 9665, page 520 and Instrument # 200001260008529, Register's Office for Davidson County, Tennessee.

Subject to all matters on PUD Boundary Master Plat of Boone Trace @ Biltmore of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.

Conveyance of common areas by Quitclaim Deed from NVR, Inc. T/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record as Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

Subject to Storm water detention agreement of record in Instrument # 20001120-0114598.

Subject to easement of record in Book 8992, page 63, and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

Subject to the rights of others in and to the common area/elements.

Subject a lien for special assessments as contained in the Declaration of Covenants, Conditions, and Restrictions.

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 **8229 Canoe Court, Nashville, Tn 37221.**

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 14th day of December, 2001.

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

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 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 14th day of December 2001.

NOTARY PUBLIC

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 10-18-04