WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,334.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2002

Notary Public

My Commission Expires: 10-8-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/05/02 10:42 2pgs
Fees:13.00 Taxes:645.04
20020405-0041867

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.
Paula M. Friedman and Douglas A. Friedman 8121 Settlers Way Nashville, Tn 37221	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, Pa 15230	126-15-A Parcel 269

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 **Paula M. Friedman and Douglas A. Friedman, 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.

Land in Davidson County, Tennessee, being Lot No. 68, as shown on the plan of "Section Seven, BOONE TRACE AT BILTMORE", of record in Instrument No. 20011003-0107279, 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, INC., A Virginia Corporation, Trading As Fox Ridge Homes by special warranty deed from Tenn Contractors, Inc., of record in Instrument No. 20020130-0013429, 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. 20011003-0107279, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 7265, page 657; Supplement recorded in Book 9665, page 420 and in Instrument # 200001260008529 and Instrument No. 20010717-0075902 and 20010607-0060003 and 20011003-0107279 and 20011119-0126832, Register's Office for Davidson County, Tennessee.

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 and elements.

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

All matters on PUD Boundary Master Plat of Boone Trace at Biltmore recorded in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20001120-0114598, 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 **8121 Settlers Way, 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 28th day of March, 2002.

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 themselves 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 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 ..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 28th day of March, 2002.

NOTARY PUBLIC

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

My Commission expires: 10-18-04