SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,390.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2002.

Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04

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:
NVR, INC. T/A FOX RIDGE HOMES
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
173-15-A-Parcel 087.00
173-15-A-Parcel 111
173-15-A-Parcel 119
173-15-A Parcel 121.00

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, **MILL RUN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES**, hereinafter called Grantee, 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 Nos. 111 and 119, on the Final Plan of Mill Run Subdivision, Phase 2 (Cluster Lot Development), a Resubdivision of Mill run, Phase 1-A, Lot 89, of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

ALSO, includes Lot 87 on the Final Plat of Mill Run Subdivision, Phase 1-A as of record as Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description.

ALSO, includes Lot 121, on the final Plat of Mill Run Subdivision, Phase 2 as of record in Instrument No. 20011009-0109754, 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 Mill Run, LLC, by warranty deed from Billy Ray Huffman and Randy Huffman and Rhonda Lehmer of record in Book 11443, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002 , a lien which are not yet due and payable.

All matters of record in Instrument No. 20010608-0060668 (Phase 2) and Instrument No. 20011009-0109754, (Phase 1-A), Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, By-Laws of Mill run Homeowners Association of record in Book 11675, page 497, amended in Instrument # 200002150015152, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area, Mill Run Phase 1, of record in Instrument #200002170016180, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area, Mill Run Phase 1-A of record in Instrument No. 20010608-0060668 and Mill Run, Phase 2 of record in Instrument No. 20011009-0109754 and Instrument No. 20011219-0139981. Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/19/02 10:51 2pgs
Fees:13.00 Taxes:456.54
20020419-0048890

Landscape Agreement recorded in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement of Conservation Greenway by and between Mill Run, LLC and The Metropolitan Government of Nashville and Davidson County, acting by and through its Board of parks and Recreation of record as Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

Charter and Articles of Incorporation of Mill Run Homeowners Association, Inc. of record in Instrument No. 19991207-0300674, 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: (X)
This is improved: ( ) property, known as **Lot 87 ({Phase 1-A), Lots 111 and 119 and 121 (Phase 2) Mill Run, Nashville, TN.**

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, its successors and assigns forever.

Grantor does hereby covenant with the said Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever hereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title of said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. 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 16th day of April, 2002.

MILL RUN, LLC

G. Allen Patton, Chief Manager
Lots 87, 111, 119 and 121, MILL RUN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared G. Allen Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Mill Run, LLC, a limited liability corporation, the within named bargainors, and that he as such Chief Manager of Mill Run, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Manager of Mill Run, LLC.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of April, 2002.

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My commission expires: 9/20/04