WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,492.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF May, 2002.

Notary Public

My Commission Expires: 9/20/04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/24/02 10:17 2pgs
Fees:13.00 Taxes:334.82
20020524-0063458

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:	Send Tax Bills To:	Map Parcel No.
NVR, INC. T/A FOX RIDGE HOMES	SAME	075-12-0-B-Parcel 93 (LOT 27)
5115 Maryland Way, Suite 300		075-12-0-B-Parcel 104 (LOT 38)
Brentwood, TN 37027		075-12-0-B-Parcel 71 (LOT 58)

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, **LARRY POWELL BUILDERS, INC.**, 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 No(s). 27 and 38 on the Plan of Phase Two, Section 5, Brookside Woods, a Planned Unit Development, as of record in Instrument No. 20011011-0110735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

ALSO, Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Brookside Woods, Phase Two, Section 3 of record in Instrument No. 20000512-0048125, 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 Larry Powell Builders, Inc. by deed from Charles W. Meador and wife, Cecilia D. Meador, of recorded in Book 10149, page 877, and also being a portion of the same property conveyed to Larry Powell Builders, Inc. by deed from Mildred Lucile Tune, a widow, of record in Book 10178, page 382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002, a lien which are now due and payable.

Subject to all matters of record in Instrument No. 20011011-0110735 for Phase Two, Section 5 and of record in Instrument No. 20000512-0048125 for Phase Two, Section 3, Brookside Woods, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10444, Page 213, and Book 11103, Page 156, and in Book 11453, page 900, Register's Office for Davidson County, Tennessee.

Easements of record in Book 5609, page 627, and in Book 11256, page 436, and in Book 11497, page 577, Register's Office for Davidson County, Tennessee.

H.O.A. Charter of Record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Book 11346, pages 459 & 460, Register's Office for Davidson County, Tennessee.

Quit-claim Deed for common areas of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.

Subject to all matters on PUD Boundary Plat, Brookside Woods of record in Plat book 9700, page 350, Register's Office for Davidson County, Tennessee.

By-Laws of Brookside Woods Homeowners Assoc. Of record in Book 10444, page 230, 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)
improved: ( ) property, known as **Lots 27, 38, Phase 2, Section 5, Lot 58, Phase 2, Section 3, Brookside Woods, Hermitage, 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, 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 May, 2002.

LARRY POWELL BUILDERS, INC.

BY: _____
Larry W. Powell, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Larry W. Powell, 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 President of LARRY POWELL BUILDERS, INC., a corporation, the within named bargainors, and that he as such President of LARRY POWELL BUILDERS, INC., executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President of LARRY POWELL BUILDERS, INC..

Witness my hand and official seal at Franklin, Tennessee, this 14th day of May, 2002.

_____
Notary Public

My commission expires: 9/20/04

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE TENN.