PREPARED BY: & Return To
SETTLEMENT SERVICES OF TENNESSEE, LLC
121 First Avenue South
Suite 210
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 06/18/02 12:03 2pgs
Fees:12.00 Taxes:0.00
20020618-0073596

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration is $0.00.

Whitfield Johnson
AFFIANT

Subscribed and sworn to before me
this 17th day of June, 2002.

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
NVR, Inc. T/A Ryan Homes
216 Centerview Drive,Suite 144
Brentwood, Tn 37027

SEND TAX BILLS TO:
Same

Map & Parcel:
126-15-A-285-Lot 60

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, NVR, INC., T/A FOX RIDGE HOMES, A VIRGINIA CORPORATION, Grantors, do convey all of their undivided right, title and interest to the hereinafter described property to NVR, INC., A VIRGINIA CORPORATION, T/A RYAN HOMES, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee. Said property conveyed herein is described as follows:

Being Lot No. 60 on the plan of Section Seven, Boone Trace at Biltmore, of record in Instrument Number 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., T/A Fox Ridge Homes, A Virginia Corporation, by Warranty Deed from Tenn. Contractors, INC., of record in Instrument No. 20011119-0126833, Register's Office for Davidson County, Tennessee.

Grantors make no warranties as to the state of the title to the property but acquit any claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

This Conveyance is made subject to all matter shown on plat referenced above, 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.

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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 June, 2002.

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

By: Deborah P. Buford
Deborah P. Buford, 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 Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she as such 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 Secretary..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 14th day of June, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
BROOK CREWS
WILLIAMSON COUNTY, TENN.

My Commission expires: 10/01/02