WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF July, 2002

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 9/20/04

AFFIX SEAL

Davidson County DEEDWARR
Recvd: 07/18/02 09:20 2pgs
Fees:13.00 Taxes:259.00

20020718-0086501

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 RYAN HOMES
216 CENTERVIEW DRIVE,SUITE 144
BRENTWOOD, TN. 37027

Send Tax Bills To:
SAME

Map Parcel No.
(Lot 82)126-15-0-A-282.00
(Lot 162)126-15-0-A-293.00

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, **TENN. CONTRACTORS, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION t/a RYAN HOMES**, hereinafter called Grantee, their heirs and 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. 82 and 162, 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.

Lot 162 Being part of the same property conveyed to Tenn Contractors, Inc., by Warranty Deed from Branstetter Family Partners, A Tennessee General Partnership, A 66.7 undivided interest, and Cecil D. Branstetter, a 33.3 undivided interest, as of record in Instrument No. 20000828-0084736, Register's Office for Davidson County, Tennessee.

Lot 82 being the same property conveyed to Tenn Contractors, Inc. by deed from NVR, Inc. T/A Ryan Homes of record as Instrument No. 20020419-0048896, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2002 Property Taxes a lien not yet due and payable.

All matters appearing on the Plan of Section Seven, Boone Trace at Biltmore of record in Instrument No. 20011003-0107279, said Register's Office.

Restrictive covenants of record in Book 7265, page 657; Supplement recorded Book 9665, page 420; and Instrument No. 200001260008529 and Instrument No. 20010717-0075902; and Instrument No. 20010607-0060003 and Instrument No. 2001003-0107279; and Instrument No. 20011119-0126832; and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 8992, page 63, and Book 9665, page 420, said Register's Office.

Subject to H.O.A. Charter of record in Book 9607, page 534, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.

Subject to all matters on Plat of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record as Instrument No. 20011119-0126831, 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 Lots 82 & 162 Boone Trace at Biltmore, Section 7, Davidson County Tennessee.

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 OUR HANDS this 15th day of July, 2002.

Tenn. Contractors, Inc.

By: _____
John D. Ring, President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of the Tenn Contractors, Inc. the within named bargainor, and corporation, and that they as such President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the incorporation, by the said John D. Ring as such President.

Witness my hand and official seal at office at Franklin, Tennessee on this the 15th day of July, 2002.

My commission expires 9/20/04 _____ **Notary Public**

CAROLYN GREAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Form 09-20-01