**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2002

Notary Public

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

Davidson County DEEDWARR
Recvd: 08/20/02 10:15 2pgs
Fees:13.00 Taxes:129.50
20020820-0100473

**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 RYAN HOMES<br>216 CENTERVIEW DRIVE,SUITE 144<br>BRENTWOOD, TN. 37027 | SAME | 126-15-0-A-PARCEL 275 |

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 No. 75, 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 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..

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

Conveyance of common area 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 Lot 75 Boone Trace at Biltmore, Section Seven,, Davidson Co, 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 OUR HANDS this 15th day of August, 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 August, 2002.**

**My commission expires** 9/20/04

_____
**Notary Public**

NOTARY PUBLIC AT LARGE

Expires 09-20-04