WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,964.00

Affiant

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

Notary Public

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

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04

Davidson County DEEDWARR
Recvd: 08/20/02 10:16 2pgs
Fees:13.00 Taxes:558.57
20020820-0100474

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.
75-12-0-B--Parcel 50 (Lot 12)
75-12-0-B- Parcel 57 (Lot 44)
75-12-0-B- Parcel 65 (Lot 29)
75-12-0-B- Parcel 29 (Lot 100)
75-12-0-B- Parcel 96 (Lot 30)

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 Nos., 12 and 44 on the Plan of Brookside Woods, Phase Two, Section Three of record as 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.

ALSO, Land in Davidson County, Tennessee, being Lot No. 29 and 30, 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. 100 on the Plan of Brookside Woods, Section 1, Phase One & A Portion Of Phase Two, A Planned Unit Development of record in Book 9700, pages 397, 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 Brookside Woods, Phase 1 and a Portion of Phase 2, Section 1 of record in Book 9700, page 397, Register's Office for Davidson County, Tennessee.

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

Easements granted to First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District) of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.

By-Laws of Brookside Woods Homeowners Association of record in Book 10444, page 230, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Brookside Woods HOA Assoc. Of record in Book 10451, page 506, Register's Office for Davidson County, Tennessee.

Easement for sewer recorded in Book 11256, page 436 and Book 11497, page 577, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.

Subject to matter on P.U.D. Boundary Plat, Brookside Woods of record in Plat Book 9700, page 350, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction, Section 1, Brookside Woods of record in Book 11346, page 459, Register's Office for Davidson County, Tennessee.

Subject to all matters on plan of Phase 2, Section 2, Brookside Woods of record in Plat Book 9700, page 398, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction, Section 2, Brookside Woods of record in Book 11356, page 460, Register's Office for Davidson County, Tennessee.

Subject to all matters on plan of First Revision, Phase 2, Section 3, Brookside Woods of record as Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee.

Subject to all matters on plan of Phase 2, Section 4, Brookside Woods of record as Instrument No. 20000811-0079778, Register's Office for Davidson County, Tennessee.

Subject to all matters on plan of Phase 2, Section 5, Brookside Woods as of record in Instrument No. 20011011-0110735, 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 12, 29, 30, 44 & 100, 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 16th day of August, 2002.

LARRY POWELL BUILDERS, INC.

BY: Larry W Powell
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 16th day of August, 2002.

Carolyn Hoover
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: 9/20/04