WARRANTY DEED

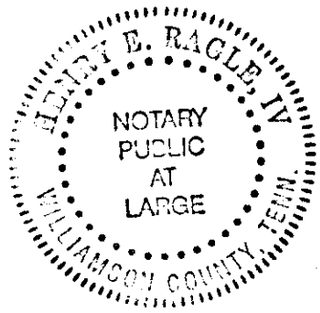
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,910.00

X Violet M Janitch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 TH DAY OF AUGUST, 2002.

Notary Public

My Commission Expires: 7-31-06
(AFFIX SEAL)



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.
Violet M. Janitch	NVR Mortgage Finance, Inc.	Map 75-12-0-C
743 Tulip Grove Road, #701	P.O. Box 999	Parcel 40
Hermitage, TN 37076	Pittsburgh, PA 15230	

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, **NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **VIOLET M. JANITCH, UNMARRIED,** hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot and Unit No. 704, in Building 7 on the plan of Phase Two, Brookside Park (Villa) Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument No. 20001010-0100359, 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., A Virginia Corporation, Trading As Fox Ridge Homes by special warranty deed from Larry Powell Builders, INC., of record in Instrument No. 20020524-0063461 Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2002, a lien which is not yet due and payable.

b. The Plan of record in Instrument #20001010-0100359, Register's Office for Davidson County, Tennessee.

c. Easement for Metro Government of record in Book 4126, page 977, Register's Office for Davidson County, Tennessee.

d. Restrictive covenants contained in instrument of record in Book 11653, page 251 and Instrument #200007180070532, and as amended in Instrument No. 20010212-0013362, Register's Office for Davidson County, Tennessee.

e. By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

f. Homeowners' Association Charter of record in Book 11653, page 248, Register's Office for Davidson County, Tennessee.

g. All other easements and restrictions of record in said Register's Office.

h. Rights of others in and to the common areas and elements of Brookside Park Townhomes.

i. Subject to lien for special assessments as contained in the restrictions.

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: ( )
This is improved: (X) property, known as **743 Tulip Grove Road, #701, Hermitage, TN 37076.**

Davidson County DEEDWARR
Recvd: 09/04/02 11:09 2pgs
Fees:13.00 Taxes:469.57
20020904-0106753

4871

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 30TH day of AUGUST, 2002.

NVR, INC., a Virginia Corporation

BY: Deborah P Buford
Deborah P. Buford, Assistant 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 her oath(s) acknowledged herself to be the Assistant Secretary respectively of NVR, Inc., a Virginia Corporation, the within named bargainor, and corporation, and that she as such Assistant 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 Assistant Secretary and attesting the same of the corporation, by the said Deborah P. Buford as such Assistant Secretary..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 30TH day of AUGUST, 2002.

Angela Kay Read
NOTARY PUBLIC

My Commission expires December 12, 2002

ANGELA K. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUN
MY COMM. EXPIR