FILE BOX 57

Davidson County DEEDWARR
Recvd: 01/08/03 09:56 2pgs
Fees:13.00 Taxes:492.10

20030108-0003190

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $133,000.00

AFFIANT

Subscribed and sworn to before me, this 31st day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/05

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public Expires JULY 30, 2005

Address New Owners as Follows: Hugh W. Entrekin, Trustee
315 Deaderick St.
21st Floor, AmSouth Center
Nashville, TN 37238

Send Tax Bills To: Same

Map-Parcel Number: Map 162-12-B
Parcel 34

WARRANTY DEED

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,

NVR, INC., A VIRGINIA CORPORATION, T/A FOX RIDGE HOMES ("Grantor") does hereby bargain, sell, transfer and convey unto **Hugh W. Entrekin, Trustee,** with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantee") his successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Building 23, Unit 23-D, on the plan of Villas at Belle Parke, Phase I, a horizontal property regime of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No.20020911-0110959, 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 deed from Belle Parke, LLC, an Ohio limited liability company of record as Instrument No. 20021226-0158827, and rerecorded at Instrument No. 20030106-0001810 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2003, a lien which is not yet due and payable.

All matters of record in Instrument No, 20020913-0111601 Register's Office for Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee.,

Easement for construction and maintenance of drainage facility of record in Book 7838, page 934, Register's Office for Davidson County. Tennessee.

Declaration of drainage Easement in Instrument No. 20020322-0035169, Register's Office For Davidson County, Tennessee.

Landscape Buffer Easement of record in Instrument No. 20011217-0138710, 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.

This is improved property, known as Unit 23-D Villa at Belle Parke, 1345 Bell Road, # 201, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Hugh W. Entrekin, Trustee, his successors and assigns, forever.

AND NVR, INC., does covenant with the said Hugh W. Entrekin, Trustee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND NVR, INC. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Hugh W. Entrekin, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 31 day of December, 2002.

NVR, INC

BY: _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Martin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Appointed Vice President of **NVR, INC**, the bargainor, a corporation, and that he as such Appointed Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such Appointed Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 31 day of December, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 9/16/06

ASHLEY BROOK CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE