WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2003

Notary Public

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

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/13/03 09:51 2pgs
Fees:13.00 Taxes:185.00
20030213-0019768

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 Fox Ridge Homes 5115 Maryland Way Ste. 300 Brentwood, Tn. 37027	SAME	52-13-0-B PARCEL 296 (LOT 27) 52-13-0-B PARCEL 284 (LOT 48)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **JULIUS DOOCHIN,** 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**, A TENNESSEE CORPORATION 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 48 on the Plan of River Glen, Phase III, Section 2 as of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee, which is hereby made for a more compete and accurate legal description.

ALSO: Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of River Glen, Phase III, Section 3, as of record as Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee, which is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Julius Doochin, Trustee by Deed from Anita Louise Peacher, widow of record in Book 5690, page 853, Register's Office for Davidson County, Tennessee, The said Julius Doochin, Trustee having conveyed said property to Julius Doochin, individually as of record in Book 9676, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2003 and subsequent years, a lien, but not yet due and payable.

. All matters on Plan of River Glen, Phase III, Section 2, of record in Instrument No. 20020917-0113231 and on Plan of River Glen, Phase III, Section 3 of record in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee.

. Restrictive covenants contained in Book 6762, page 208; Book 7566, page 571; in Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

. Homeowners Association Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

. Subject to Water and Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

. All matters on the plan of record in Book 6900, pages 650 and 651, in Book 6900, page 671, and Book 9700, page 858, Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7296, page 484 and Book 11030, page 731 and Book 3961, page 681, Register's Office for Davidson County, Tennessee.

Subject to the rights of othere in and to the common areas and/or elements of River Glen.

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 48 River Glen, Phase III, Section 2**
Lot 27, River Glen, Phase III, Section 3

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 7th day of February, 2003

By: _____
Julius Doochin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of February, 2003, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Julius Doochin, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein.

WITNESS my hand and notarial seal this 7th day of February, 2003.

_____
NOTARY PUBLIC

My Commission expires: 9/20/04

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 09-20-04