(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Feb, 2003.

Notary Public

My Commission Expires:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/12/03 08:20 2pgs
Fees:13.00 Taxes:617.90
20030312-0032661

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:
Sandra Schmahl Hoff
7229 Explorer Trail
Nashville, TN 37221

Send Tax Bills To:
Same

Map Parcel No.
Map 126-15-A
Parcel 282

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., T/A RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **SANDRA SCHMAHL HOFF, A MARRIED WOMAN**, hereinafter called Grantees, 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. 82 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 NVR, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Tenn. Contractors, INC. , of record in Instrument No. 20020718-0086501 , Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

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

b. All matters on the plan of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee.

c. Subject to easements of record in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, and in Instrument Number 20000126-0008529, and in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.

e. Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

f. Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tenn. Contractors, Inc. unto Boone Trace Homeowners Association, INC. as of record in Instrument No. 20011119-0126831, Register' s Office for Davidson County, Tennessee.

g. Storm Water Detention Agreement as of record in Instrument No. 20001120-0114598, and in Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

h. Subject to rights of others in and to the common areas and elements.

i. Subject to lien for special assessments as contained in 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 **7229 Explorer Trail, Nashville, TN 37221.**

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 28th day of February, 2003.

NVR, Inc. t/a Ryan Homes, a Virginia corporation

R. P. Smithwick, II
Division Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared R. P. Smithwick, II, Division Manager, who, being by me duly sworn, says that he is Division Manager of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Ryan Homes by its authority duly given, and the said Division Manager, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 28th day of Febuary, 2003.

NOTARY PUBLIC

My Commission expires:_____

TRICIA L GOODWIN NOTARY PUBLIC AT LARGE DAVIDSON CO TENNESSEE MY COMMISSION EXPIRES NOV. 26, 2005