WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/03 08:38 2pgs
Fees:13.00 Taxes:552.06

20030321-0037539

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,205.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2003.

Notary Public

My Commission Expires: 7-17-06
(AFFIX SEAL)

ROBERT J. WOLSIDE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

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 Ridges Homes
5115 Maryland Way, Suite 300
Brentwood, TN. 37027

Send Tax Bills To:
Same

Map Parcel No.
142-13-B PARCEL 183 (LOT 69)
142-13-B PARCEL 187 (LOT 155)
142-13-B PARCEL 196 (LOT 220)

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, **ROCHFORD REALTY & CONSTRUCTION CO., 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.

Being Lot Nos 69 and 155, on the plan of First Revision, Riverside Subdivision, Phase 5-A, of record in Instrument Book 20021107-137078, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

ALSO, being Lot 220, on the Plan of Phase 5-B, Riverside, of record as Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rochford Realty & Construction CO.,Inc., by warranty deed from Frank H. Carter and Wife, Delores H. Carter, Charles C. Handly, JR. & Mary Handly Beard of record in Book 7103 , Page 48, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters of record for RIVERSIDE, PHASE 5-A, in Instrument # 20021107-137078 and RIVERSIDE, PHASE 5-B, of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 7185, page 619; Book 7405, page 780; Book 8104, page 211, and in Book 11063, page 996, Register's Office for Davidson County, Tennessee.

Waterline Easements of record in Book 6970, pages 275 and 281, Register's Office for Davidson County, Tennessee.

Easement of Public Utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.

Easements contained in instrument of record in Book 7103, page 48 and Book 7803, page 642, Register's Office for Davidson County, Tennessee.

All matters contained in subdivision Boundary plat of record Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Easement for Metropolitan Government of Nashville of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.

Easements of Record in Book 7574, page 645 and in Book 7489, page 638, Register's Office for Davidson County, Tennessee.

Agreement of Record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

Sewer line easement of record in Book 7489, page 638, Register's Office for Davidson County, Tennessee.

HOA charter of record in Book 7829, page 703, 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)
This is improved: ( ) property, known as **Lot s 69 & 155, First Revision, Riverside, Phase 5-A and Lot 220, Riverside, Phase 5-B, ,Nashville, Tennessee.**

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 19TH day of MARCH, 2003.

Rochford Realty & Construction CO.
John T. Rochford, President of Administration

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **John T. Rochford**, 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 Administration of **Rochford Realty & Construction CO.**, a corporation, the within named bargainors, and that he as such **President of Administration** of **Rochford Realty & Construction CO.**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President of Administration** of **Rochford Realty & Construction CO**.

Witness my hand and official seal at Nashville, Tennessee, this 19TH day of MARCH, 2003.

Notary Public

My commission expires: 7-17-06

ROBERT J. WOODSIDE NOTARY PUBLIC AT LARGE WILLIAMSON CO.