FILE BOX 57

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| **THIS INSTRUMENT PREPARED BY:**<br>**Hugh W. Entrekin**<br>**TUNE, ENTREKIN & WHITE, P.C.**<br>21st Floor, AmSouth Center<br>315 Deaderick Street<br>Nashville, Tennessee 37238<br>(615) 244-2770 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater for this transfer is $253,222.00<br>Hugh W. E<br>AFFIANT<br>Subscribed and sworn to before me, this 31 day of March, 2003.<br>Amber Brooke Lewis<br>NOTARY PUBLIC<br>My Commission Expires: 9/16/06 |

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**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 114
p/o Parcel 300

**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:

**Lot 1, Section One Westchase Subdivision as shown on plan of record as Instrument Number 20021203-0148525, Register's Office for Davidson County, TN. , 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 Tenn. Contractors, Inc., a Tennessee corporation of record as Instrument No. 20030114-0005670, 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.

Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.

Subject to all matters on the plan of Section One, Westchase, of record as Instrument Number 20021203-0148525, Register's Office, Davidson County, Tennessee.

100'-TVA casement of record in Book 751, Page 374, Book 757, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying. Inc., dated July 24, 1997, last revised May 7, 1998.

Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office, Davidson, County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Davidson County DEEDWARR
Recvd: 04/09/03 09:09 2pgs
Fees:13.00 Taxes:936.92
20030409-0046964

PICK-UP

Rights of ingress and egress to and from a family cemetery as set forth in section 3 of the Agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24,1997, last revised May 7,1998.

Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Sewer Line Easement of record as Instrument number 20021028-0131574, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record as Instrument number 20021104-0134795, Register's Office for Davidson County, Tennessee.

Subject to lien for Special assessments as contained in the restrictions.

Subject to the rights of others in and to the common areas and/or elements of Westchase.

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 known 512 Wheatfield Way, Nashville, TN. 37209.

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 March, 2003.

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 March, 2003.

_____
NOTARY PUBLIC

NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/16/06