WARRANTY DEED

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~Williamson~~ HAMILTON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,156.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2003

Notary Public ANNE E. PIELAGE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires: MY COMMISSION EXPIRES 06-15-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/21/03 14:54 2pgs
Fees:13.00 Taxes:418.68
20030421-0052085

NOTARIAL SEAL STATE OF OHIO

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, L.L.C., 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	Same	162-12-B Parcel 29 (Lot 21-A)
5115 Maryland Way, Suite 300		162-12-B Parcel 28 (Lot 21-B)
Brentwood, TN 37027		162-12-B Parcel 27 (Lot 21-C)
		162-12-B Parcel 26 (Lot 21-D)

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, **BELLE PARKE, LLC, an Ohio limited liability company,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **NVR, INC. T/A FOX RIDGE HOMES,** a Virginia Corporation, 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 Units No. 21-A, 21-B, 21-C, 21-D on the plan of Villas at Belle Parke, Phase 1, a horizontal property regime, of record in Instrument No. 20020913-0111601, and as defined in the 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 Belle Parke, LLC by deed from Mill Creek Association, GP of record in Instrument No. 20011217-0138710, 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 on the plan of record in Instrument No. 20020913-0111601, Register's Office for Davidson County, Tennessee.

The premises herein is/are condominium apartment(s) established pursuant and subject to the provisions of the Tennessee Horizontal Property Act, and also Restrictive covenants and declaration of covenants, conditions and restrictions of record in Instrument No. 20020911-0110959 and as amended in Instrument No. 20021025-0130922, 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.

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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

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 Units 21-A, 21-B, 21-C & 21-D, Villas at Belle Parke, Phase 1.

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 15th day of APRIL, 2003.

Belle Parke, LLC

By: Classic Properties, Inc., its managing member,

BY: Joseph F. Farruggia
Joseph F. Farruggia, President

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~WILLIAMSON~~ HAMILTON

On this 15th day of ~~March~~ April, 2003, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Joseph F. Farruggia**, who, being by me duly sworn, says that he is the **President of Classic Properties, Inc., the managing member** of **Belle Parke, LLC**; that he signed and sealed said instrument on behalf of said **Belle Parke, LLC**, its authority duly given, and the said **Joseph F. Farruggia**, acknowledged said instrument to be the act and deed of said **Belle Parke, LLC,** and the corporate seal was hereby affixed.

WITNESS my hand and Notarial seal this 15th day of April, 2003.

Anne E. Pielage
NOTARY PUBLIC

ANNE E. PIELAGE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06-15-05

My Commission expires: ~~[illegible]~~

NOTARIAL SEAL
STATE OF OHIO