SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $32,740.42

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~APRIL~~ July, 2003

Notary Public

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

Davidson County DEEDWARR
Recvd: 07/09/03 10:24 2pgs
Fees:13.00 Taxes:121.14

20030709-0094544

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 RIDGE HOMES
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
173-15-A Parcel 86

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, MILL RUN, LLC, A TENNESSEE 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, its heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 86 on the final plan of Mill Run Subdivision, Phase 1A, as of record as Instrument Number 20010608-0060668, 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 Mill Run, LLC, by warranty deed from Billy Ray Huffman, et al of record in Book 11443, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2003 and subsequent years, a lien which are now due and payable.

All matters of the Final Plat Of Mill Run Subdivision Phase 1A, as of record Instrument Number 20010608-0060668, Register's Office for Davidson County, Tennessee.

All matters of the Final Plat Of Mill Run Subdivision Phase 2, as of record Instrument Number 20011009-0109754, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, By-Laws attached to Exhibit "B" in Book 11675, page 497, Amendment to Restrictions of Record recorded in Instrument No. 20000215-0015152 and Instrument No. 20020701-0079016, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Charter & Articles of Homeowners Association of record in Instrument No. 19991207-0300674, said Register's Office.

Conveyance of open spaces and common areas of record in Instrument No. 20000217-0016180 and Instrument No. 20010608-0060668 and Instrument No. 20011009-0109754 and Instrument No. 20011219-0139981, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office.

Storm Water Detention agreement of record in Instrument No. 20010405-0033586, said Register's Office.

Easement of record in Instrument No. 20011024-0116286, said Register's Office.

Lien for special assessments as contained in restrictions.

Rights of others an and to the common areas and elements of Mill Run Subdivision.

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 86, Mill Run, Phase 1A, Nashville, TN.

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.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness MY HAND 3RD day of July, 2003.

MILL RUN, LLC

G. Allen Patton, Chief Manager
Lot 86, Mill Run, Phase 1A

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared G. Allen Patton, 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 Chief Manager of Mill Run, LLC, a limited liability corporation, the within named bargainors, and that he as such Chief Manager of Mill Run, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Manager of Mill Run, LLC.

Witness my hand and official seal at Brentwood, Tennessee, this 3RD day of JULY, 2003.

Notary Public

My commission expires: 7-17-06

ROBERT J. WOODSIDE NOTARY PUBLIC WILLIAMSON