WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2003.

Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/25/03 08:44 2pgs
Fees:13.00 Taxes:349.28

20030725-0104066

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:	Send Tax Bills To:	Map Parcel No.
NVR, Inc. T/A RYAN HOMES 216 Centreview Drive, #144 Brentwood, TN. 37027	Same	Map 136-15-0-B Parcel 78 Map 136-15-0 B Parcel 80 Map 136-15-0-B Parcel 82&84

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, REGENT DEVELOPMENT, LLC F/K/A/ MCEWEN DEVELOPMENT, LLC hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto NVR, INC., A VIRGINIA CORPORATION TRADING AS RYAN 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.

Land in Davidson County, Tennessee, being Units Nos: 78,80,82 and 84 on the plan of a Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, of record in Instrument No. 20010629-0068937, 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 MCEWEN DEVELOPMENT, LLC by virtue of deed from Fred Ritter of record in Book 11267, Page 539, and by warranty deed from Irene S. Bell of record in Deed Book 11536, page 885, Register's Office for Davidson County, Tennessee. MCEWEN DEVELOPMENT, LLC having changed its name to REGENT DEVELOPMENT, LLC by instrument of record as Instrument No. 20000316-0026959, in said Register's Office.

This conveyance is made subject to:

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvement are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

All matters on the Plan a Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revison 1, of record as Instrument Number 20010629-0068937, Register's Office for Davidson County, Tennessee

Declaration of covenants, conditions and restrictions for Smith Springs Townhomes contained in an instrument of record in Book 11666, page 151 as supplemented by Supplemental Declaration, Smith Springs Townhomes of record in Instrument No. 20010730-0080392, Register's Office for Davidson County, Tennessee.

By-Laws of Smith Springs Townhomes Association of record in Book 11666, page 191, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 11540, page 482, Register's Office for Davidson County, Tennessee.

Articles of Amendment, The Articles of Organization of MCEWEN DEVELOPMENT, LLC N/K/A REGENT DEVELOPMENT, LLC of record in instrument no. 20000316-0026959, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to Smith Springs Townhomes Homeowners Association of record in Instrument No. 20000111-0003643, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas, Phase 2, Smith Springs Townhomes from Regent Development, LLC, to Smith Springs Townhomes Homeowners Association, Inc.,, of record as Instrument Number 20018010-0086561.

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

Subject to all rights of other 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 78,80,82 and 84 Smith Springs Townhomes, Phase 2, Davidson County, 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 14th day of July ,2003.

REGENT DEVELOPMENT, LLC
F/K/A/ MCEWEN DEVELOPMENT, LLC

By: Rick Blackburn
Rick Blackburn, Secretary

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Rick Blackburn , 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 Secretary of REGENT DEVELOPMENT, LLC F/K/A/ MCEWEN DEVELOPMENT, LLC a Limited Liability Corporation, the within named bargainors, and that he as such Secretary of REGENT DEVELOPMENT, LLC F/K/A/ MCEWEN DEVELOPMENT, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary of, REGENT DEVELOPMENT, LLC F/K/A/ MCEWEN DEVELOPMENT, LLC.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of July, 2003.

Carolyn L Reaves
Notary Public

My commission expires: 9/20/04

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED