WARRANTY DEED

WHICHEVER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
IS GREATER FOR THIS TRANSFER IS ~~$24,500.00~~ $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2003.

Notary Public

My Commission Expires: 27 JAN 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/25/03 08:45 3pgs
Fees:18.00 Taxes:111.00

20030725-0104067

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF

FRANKLIN, TENNESSEE 37064 (615)

TENNESSEE, LLC, 121 FIRST AVE. SUITE 210,

591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
NVR, Inc. T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, Tn 37027	SAME	058-09-0-A PARCEL 22

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, AMERICAN DREAM BUILDERS, LLC, a Tennessee limited liability company, 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 No. 22 on the Plan of CREEKSIDE TRAILS - Phase 1 of record as Instrument Number 20001026-0106269, 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 AMERICAN DREAM BUILDERS, LLC, by deed from EATON'S CREEK REAL ESTATE INVESTOR'S FUND, LLC, of record as Instrument Number 20010730-0080552, 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 not yet due and payable.

Subject to all matters on the Plan of Creekside Trail, Phase 1 of record in Instrument #20000126-0106269 as amended in Instrument Number 20021210-0152343, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions for Creekside Trails of record as Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.

Subject to Charter of Eaton's Creek Park Homeowners Association of record as Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.

Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, Register's Office for Davidson County, Tennessee.

Subject to the flow of Eaton's Creek and branches thereof.

No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road.

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

Subject to Temporary Construction Easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

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

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 22, Creekside Trails, Phase 1, Davidson County, 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; 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 23rd day of June, 2003.

AMERICAN DREAM BUILDERS, LLC

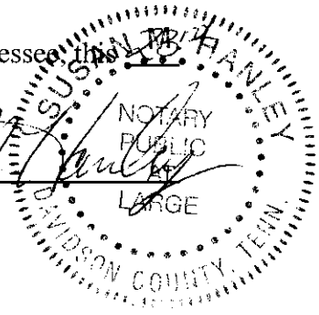
BY: _____
Robert R. Perry, Jr.
Title: Authorized Member

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Robert R. Perry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Chief Manager of AMERICAN DREAM BUILDERS, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of June, 2003.



Notary Public

My commission expires: 27 JAN 2007