WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,415.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF July, 2003

Notary Public

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

Davidson County DEEDWARR
Recvd: 07/25/03 08:50 4pgs
Fees:23.00 Taxes:94.04
20030725-0104071

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 Ste. 300
Brentwood, Tn. 37027

Send Tax Bills To:
SAME

Map Parcel No.
52-13-0-B PARCEL 300 (lot 31)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, **SONIA DOOCHIN and BEN DOOCHIN, CO-EXECUTORS of the ESTATE OF JULIUS DOOCHIN,** 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**, A TENNESSEE 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.

Land in Davidson County, Tennessee, being Lot No.31, on the Plan of River Glen, Phase 3, Section 3 as of record in Instrument No. 20011207-0135344, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compete and accurate legal description.

Being part of the same property conveyed to Julius Doochin, Trustee by Deed from Anita Louise Peacher, widow of record in Book 5690, page 853, Register's Office for Davidson County, Tennessee, The said Julius Doochin, Trustee having conveyed said property to Julius Doochin, individually as of record in Book 9676, page 346, Register's Office for Davidson County, Tennessee. Julius Doochin departed this life testate and letters testamentary were issued to SONIA DOOCHIN and BEN DOOCHIN, CO-EXECUTORS by the Seventh Circuit Court of Davidson County, Tennessee Docket No. 03P-1054.

This conveyance is made subject to:

Taxes for the year 2003 and subsequent years, a lien, but not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year n which improvements 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 Plan of River Glen, Phase III, Section 3, of record in Instrument No. 20020917-0113232 Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for River Glen, Phase 3, Section 3 of record as Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

Charter of River Glen Homeowner's Association of record in Book 8069, page 158 , Register's Office for Davidson County, Tennessee.

All matters on the plan of record in Book 6900,pages 650, 651, and 671, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to River Glen Property' Owners Association of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for River Glen Phase 3 of record as Instrument Number 20020425-0051349, Register's Office for Davidson County, Tennessee.

Charter of River Glen Property Owner's Association of record as Instrument Number 20020425-0051348, Registers Office for Davidson County, Tennessee.

Conveyance of Common Areas to River Glen Property Owners' Association of records as instrument Number 20020503-0054718, Register's Office For Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development, of record as Instrument Number 20030319-0036614, Register's Office for Davidson County, Tennessee

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

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

Easements of record in Book 7296, page 484; Book 11030, page 731; and Book 3961, page 681, Register's Office for Davidson County, Tennessee.

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 31, River Glen, Phase III, Section 3**

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.

(Signature pages follow)

Witness OUR HANDS THIS 15TH day of July, 2003

THE ESTATE OF JULIUS DOOCHIN

By: Sonia Doochin
Sonia Doochin, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15TH day of July 2003, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Sonia Doochin, Co-Executor, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein.

WITNESS my hand and notarial seal this 15TH day of July, 2003

NOTARY PUBLIC

My Commission expires: 7-17-06



Witness OUR HANDS THIS 15TH day of July, 2003

THE ESTATE OF JULIUS DOOCHIN

By: Co-Exec
Ben Doochin, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15TH day of July, 2003, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Ben Doochin, Co-Executor, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein.

WITNESS my hand and notarial seal this 15TH day of July, 2003.

NOTARY PUBLIC

My Commission expires: 7-17-06

