WARRANTY DEED

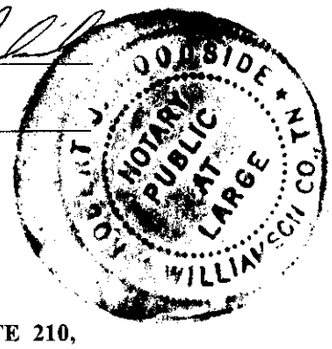
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,830.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF July, 2003

Notary Public

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



Davidson County DEEDWARR
Recvd: 07/28/03 13:25 4pgs
Fees:23.00 Taxes:188.07

20030728-0105103

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 310 (lot 40)
52-13-0-B PARCEL 313 (lot 43)

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's. 40 and 43, on the Plan of River Glen, Phase 3, Section 3 as of record in Instrument No. 20020917-0113232, 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 t he year 2003 and subsequent years, a lien but not yet due and payable.

Subject to all matters on the Plan of River Glen, Phase III, Section 3 of record as Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for River Glen, Phase III of record as Instrument NO. 20020425-0051349, said Register's Office.

Water and Sanitary Sewer Easement of record in Book 7061, page 196, said Register's Office.

Charter of River Glen Homeowners Association of record in Book 8069, page 158 and Instrument NO. 20020425-0051348, said Register's Office.

All Matters appearing on Plans of record in Plat Book 6900, page 650, 650 and page 671, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

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

Subject to all matters on the Plan of River Glen Open Space One, a planned unit development of record as Instrument No. 20030319-0036614, said Register's Office.

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

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

Easement to record in Book 7296, page 484, Book 11030, page 731 and Book 3961, page 681, said Register's Office.

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's 40 & 43, 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 25TH day of July, 2003

THE ESTATE OF JULIUS DOOCHIN

By: Sonia Doochin
Sonia Doochin, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th 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 25th day of July, 2003

NOTARY PUBLIC

My Commission expires: 7-17-06



Witness OUR HANDS THIS 25TH day of July, 2003

THE ESTATE OF JULIUS DOOCHIN

By: Co-Exec
Ben Doochin, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25TH 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 25TH day of July, 2003.

NOTARY PUBLIC

My Commission expires: 7-17-06