FILE BOX 57

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

Davidson County DEEDWARR
Recvd: 08/26/03 15:05 2pgs
Fees:13.00 Taxes:703.00
20030826-0123838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $190,000.00

John W. Entrekin
AFFIANT

Subscribed and sworn to before me, this 30 day of June, 2003.

Ashley Brooke Crews
NOTARY PUBLIC

My Commission Expires: 9/16/06

Address New Owners as Follows: Hugh W. Entrekin, Trustee
315 Deaderick St.
21st Floor, AmSouth Center
Nashville, TN 37238

Send Tax Bills To: Same

Map-Parcel Number: Map 58-09-0-A
Parcel 019.00 CO

WARRANTY DEED

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,

NVR, INC., A VIRGINIA CORPORATION, T/A FOX RIDGE HOMES ("Grantor") does hereby bargain, sell, transfer and convey unto **Hugh W. Entrekin, Trustee,** with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantee") his successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 19 on the Plan of CREEKSIDE TRAILS, Phase I of record as Instrument Number 20001026-0106269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a wore complete and accurate legal description.

Being the same property conveyed to NVR, Inc. by warranty deed from Eaton's Creek Real Estate Investors Fund, LLC, of record at Instrument Number 20030211—0018966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2003 and subsequent years, a lien which are not yet due and payable.
2. All matters on the Plan of Creekside Trail Phase I of record in Instrument #20001026-0106269, and on Plan of Creekside Trails, Phase 2 of record in Instrument No. 20000426-0041282, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record at 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.
4. Subject to Charter of Eaton's Creek Park Homeowners Association o record as Instrument No. 20011126- 0128291, Register's Office for Davidson County, Tennessee.
5. Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Registers Office for Davidson County Tennessee.
6. Easements for water mains and appurtenances of record in Book 6255, page 578,

Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.
8. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, Register's Office for Davidson County, Tennessee.
9. Subject to the flow of Eaton Creek and branches thereof.
10. No insurance is offered on those portions of the premises enclosed with the bounds of Eaton's Creek Road.
11. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.
12. 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.

This is improved property, known as known 1005 Rambling Brook Road, Nashville, TN. 37218.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Hugh W. Entrekin, Trustee, his successors and assigns, forever.

AND NVR, INC., does covenant with the said Hugh W. Entrekin, Trustee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND NVR, INC. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Hugh W. Entrekin, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30 day of June, 2003.

NVR, INC

BY: _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Martin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Appointed Vice President of **NVR, INC**, the bargainor, a corporation, and that he as such Appointed Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such Appointed Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30 day of June, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 9/16/06

NOTARY PUBLIC AT LARGE