WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR $45,500.00

Keith Blackwelder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2003

Carolyn Williams
Notary Public

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

Davidson County DEEDWARR
Recvd: 09/05/03 14:56 2pgs
Fees:13.00 Taxes:168.35

20030905-0130258

THIS INSTRUMENT WAS PREPARED BY

Address of New Owners As Follows:
NVR, INC. T/A RYAN HOMES
216 Centerview Drive, Suite 144
Brentwood, TN 37027

Send Tax Bills To:
Same

Map Parcel No.
P/O Map 174, Parcel 224

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, **LENOX VILLAGE II 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, T/A 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.

Being Lot No. 203 on the plan of LENOX VILLAGE II, Section One, of record in Instrument Number 20030106-0001756, 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 Lenox Village II LLC by warranty deed from Hurley-Y, A Tennessee General Partnership of record in Instrument No. 20020404-0041445, 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.

All matters on the plan of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Book 421, page 146, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

Easement for storm drainage agreement of record in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.

Easement for stormwater detention agreement of record in Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

Title to and easements in, any portion of the land lying within the bounds of any road or right of way.

unimproved: (X)
This is improved: ( ) property, known as **Lot 203, Section 1, Lenox Village II, Davidson Cty.,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 this 4th day of September, 2003

LENOX VILLAGE II LLC

Rick Blackburn

Rick Blackburn; It's Secretary

STATE OF TENNESSEE
COUNTY Of WILLIAMSON

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 **LENOX VILLAGE II LLC, A Limited Liability Corporation**, the within named bargainors, and that he as such **SECRETARY** of **LENOX VILLAGE II LLC**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LIMITED LIABILITY CORPORATION** by himself as **SECRETARY** of **LENOX VILLAGE II LLC**.

Witness my hand and official seal this 4th day of September, 2003.

Carolyn Deanes

Notary Public

My commission expires: 9/20/04