WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,568.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th December, 2003

Notary Public

My Commission Expires: 9/20/03
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/15/03 13:56 2pgs
Fees:13.00 Taxes:864.40
20031215-0179070

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064 (615) 591-1156 My Commission Expires 09-20-04

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., a Virginia Corporation T/A Ryan Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same as New Owner	173-9-0-A-76 (Lot 69) 173-9-0-A-161 (Lot 226) 173-9-0-A-74 (Lot 227) 173-9-0-A-162 (Lot 228) 173-9-0-A-75 (Lot 229) 173-9-0-A-163 (Lot 230)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **LENOX VILLAGE I, LLC**, 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, A VIRGINIA CORPORATION**, hereinafter called Grantees, 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 Nos. 69, 226, 227, 228, 229 and 230 , on the Plan of Revision Two, Section Two, LENOX VILLAGE, of record in Instrument No. 20030115-0006163, 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 I, LLC, by deed from Louis J. Resha, Jr., Raymond M. Resha and Suntrust Bank, A Georgia Corporation of record in Instrument No. 20010703-0070464, Register's office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2003 , and subsequent years, a lien, taxes have been prorated are prorated and paid by the grantor.

b. All matters on the plan of record in Instrument No. 20030115-0006163, and in Book 421, page 146,Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032826, and in Instrument No. 20020911-0110906, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions, And Restrictions, of record in Instrument No. 20020315-0032825, as supplemented in Instrument No. 20021226-0158458 and in Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.

e. Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

f. Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, page 230 and Book 7985, Page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

g. Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

h. Easement for stormwater detention of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

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

j. Access Easement as retained by Lord's Chapel Church in deed of record as Instrument No. 20010103- 0000902, Register's Office for Davidson County, Tennessee.

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

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

m. Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record as Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

n. Rights of others in and to the common areas of Lenox Village.

o. Easement for Right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

p. 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: ( )
This is improved: (X) property, known as: **Lenox Village Lots 69,226,227,228,229 & 230 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 11th day of December, 2003.

LENOX VILLAGE II, LLC

Rick Blackburn

By: Rick Blackburn
Its: 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** Company, 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** COMPANY by himself as **SECRETARY** of **LENOX VILLAGE II, LLC**.

Witness my hand and official seal this 11th day of December, 2003.

Notary Public

My commission expires: 9/20/03

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.
My Commission Expires 09-20-04