WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,236.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

12th DAY OF December 2003.

Notary Public

My Commission Expires: 9-22-07
(AFFIX SEAL)

TAMMY R. VERSLUIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

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 Ryan Homes
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
Map 135-12-0-C
Parcels 31,32,33,34,35,36

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, **VASTLAND NASHBORO DEVELOPMENT, 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,** 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 Unit No.(s) 31,32,33,34,35 and 36, on the plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13 of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vastland Nashboro Development, LLC, by warranty deed from WDN Properties, LTD of record in Instrument No. 20020507-0056238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. The Plan of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

c. Subject to the Declaration of Covenants, Conditions, and Restrictions For Parkside Villas Homeowner's Association, Inc., of record in Instrument No. 20021211-0152726, As Amended and Replaced with the name Lakeside Villas Homeowner's Association, Inc., of record in Instrument No. 20031008-0149209, Register's Office for Davidson County, Tennessee.

d. Subject to Restrictions of record in Book 4827, page 14, and Subject to the By-laws of Parkside Villas Homeowner's Association, INC., of record in Instrument No. 20021211-0152727, As Amended and Replaced with the name Lakeside Villas Homeowner's Association, Inc., of record in Instrument No. 20031008-0149209, Register's Office for Davidson County, Tennessee.

e. Subject to agreements contained in "License to use Fitness Center and Swimming Pools" of record in Instrument No. 20020507-0056329, Register's office for Davidson County, Tennessee.

f. Easement for Sewer of record in Book 8870, page 887 and 932, and in Instrument No.20021205-0150029, Register's Office for Davidson County, Tennessee.

g. Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.

h. Easement of record in Book 10110, page 854, Register's Office for Davidson County, Tennessee.

i. All matters on the Plat of record in Book 4660, page 158, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/17/03 15:46 2pgs
Fees:13.00 Taxes:581.77
20031217-0180191

j. Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

k. Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.

l. Rights of others in and to the common areas and/or elements of Lakeside Villas.

m. Easement for Cable Television of record in Instrument #20001012-0101575, Register's Office for Davidson County, Tennessee.

n. Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

o. All other easements and restrictions of record in 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: ( )
This is improved: (X) property, known as: **Units 31,32,33,34,35 & 36 Nashboro Village Tract-13**

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 claiming by, through or under Grantor, but not otherwise. 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 12th day of December, 2003

VASTLAND NASHBORO DEVELOPMENT, LLC

BY: Eric Alldridge
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 Eric Allridge, 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 Vastland Nashboro Development, LLC., the within named bargainors, and that he as such Secretary of Vastland Nashboro Development, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary of Vastland Nashboro Development, LLC.

Witness my hand and official seal this 12th day of December, 2003.

Notary Public

My commission expires: 9-22-07

TAMMY R. VERSLUIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007