WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/03 12:49 2pgs
Fees:13.00 Taxes:355.20

20031231-0184877

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd December, 2003

Notary Public

My Commission Expires: 5/20/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 05-20-04

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
Part of Map 126 parcel 65

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, **TENN CONTRACTORS, INC.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES**, 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. 1 & 3, as shown on the Plan of BOONETRACE, Section 8, Phase 1, Beautiful Valley Drive At Settler's Way, of record in in Instrument No. 20031210-0177241, 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 Tenn. Contractors, Inc., by Deed from Branstetter Family Partners and Cecil D. Branstetter of record in Instrument No. 20021004-0121386, Register's Office for Davidson County, Tennessee
This conveyance is made subject to:

Taxes and assessments for the year 2003, and subsequent years, which are a lien and now due and payable.

All matters on the plan of record in Instrument No. 20031210-0177241, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, and in Instrument Number 20000126-0008529, and in Instrument No. 20010717-0075902, and in Instrument No. 20010607-0060003, and in Instrument No. 20011003-0107279 and in Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tenn. Contractors, Inc. unto Boone Trace Homeowners Association, INC. as of record in Instrument No. 20011119-0126831, Register' s Office for Davidson County, Tennessee.

Storm Water Detention Agreement as of record in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.

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

Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, Register's office for Davidson County, Tennessee.

Storm Water Detention Agreement as of record in Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

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) **Lots 1 and 3 Boone Trace-Section 8 Davidson County, 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 OUR HANDS this 23rd day of December, 2003.

Tenn Contractors, Inc.

By:	John D. Ring
It's	President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Tenn. Contractors, INC., and that he as such President, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such President of Tenn. Contractors, Inc.

Witness my hand and official seal at office in Franklin, Tennessee on this the 23rd day of December, 2003.

Notary Public

My commission expires: 9/20/04

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04