WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 December, 2003

Notary Public

My Commission Expires: 10-18-04

(AFFIX SEAL)

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/06/04 15:46 2pgs
Fees:13.00 Taxes:384.43

20040106-0002163

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:
Alain U. GALLEGOS
1915 Nashboro Blvd.
Nashville, TN 37217

Send Tax Bills To:
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

Map Parcel No.
Map 135-12-0-C-042.00 CD

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, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Alain U. GALLEGOS, unmarried**, 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.

Being Lot No. 42 on the plan of Horizontal Property Regime Plat NASHBORO VILLAGE AT FAIRWAY POINTEof 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 NVR, Inc. t/a Ryan Homes, a Virginia Corporation, bydeed from Vastland Nashboro Development, LLC, of record in Instrument NO. 20030421-0051964, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

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

Subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 4827, page 14, and in Instrument #20021211-0152726, Register's Office for Davidson County, Tennessee.

Subject to the By-laws, of record in Instrument No. 20021211-0152727, Register's Office for Davidson County, Tennessee.

Subject to Public Right of Way Dedication, of record in Book 4460, Page 149-151, said Register's Office.

Subject to Five Foot Easement for Sanitary Sewer and Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8870, Page 932, said Register's Office.

Easement for Sanitary Sewers, of record in Book 8870, Page 887, said Register' Office.

Easement as established and reserved, of record in Book 10110, Page 854, said Register's Office.

Easement for Metro Government of record in Book 4868, Page 74, and Book 4815, Page 425, said Register's Office.

Judgement of Declaration Taking for J. Percy Priest Dam, of record in Book 4254, Page 410, said Regsiter's Office.

Easement for Cable Television of record in Instrument NO. 20001012-0101575, said Register's Office.

Easement for Storm Water Detention Agreement, of record in Instrument NO. 20010314-0024179 and #20021205-0150029, said Register's Office.

Subject to all matters on the plan of record in Book 4660, page 158, said Register's Office.

Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record in Instrument No. 20020507-0056329, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and or elements of Fairway Pointe or Nashboro Village

Articles of Merger of Vastland Development, LLC into Vastland Development Partnership of record in Instrument No. 20021210-0151966, 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: **1915 Nashboro Blvd., Nashville, TN 37217**

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 29th day of December, 2003.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Kevin Martin, Division Manager

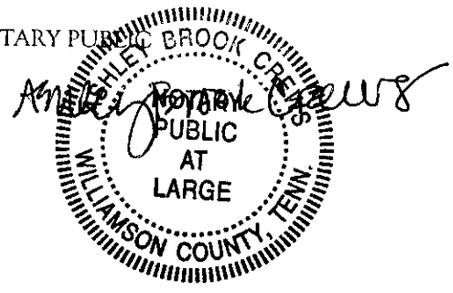
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Division Manager, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Manager respectively of NVR, Inc., A Virginia Corporation, trading as Ryan Homes, Inc. the within named bargainor, and corporation, and that he as such Division Manager being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Kevin Martin, as such Division Manager, and attesting the same of the corporation, by the said Kevin Martin as such Division Manager

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 29th day of December, 2003.

NOTARY PUBLIC



MY COMMISSION EXPIRES:

9/16/06