WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th January, 2004

Notary Public

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

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/15/04 14:41 2pgs
Fees:13.00 Taxes:177.60
20040115-0006415

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., 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.

Being Lot 7, on the Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as Instrument Number 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete 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
This conveyance is made subject to:

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

b. Declaration of Covenants, Conditions, and Restrictions for Proposed Boone Farm at Biltmore of record in Book 7265, Page 657; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace as of record as instrument Number 200001260008529; Declarations of Covenants, Conditions and Restrictions for Boone Trace as of record as Instrument Number 20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan 20010607-0060003 and Phase VII, Boone Trace of record on Plan 20011003-0107279, as of record as Instrument Number 20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument Number 20011119-0126832, Register's Office for Davidson County, Tennessee.

c. Subject to Chater of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

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

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

f. Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 900, Page 470, Register's Office for Davidson County, Tennessee.

g. Subject to all matters on the Plan of Boone Trace Section 8, Phase 1, Beautiful Valley Drive at Settler's Way of record as Instrument Number 20031210-0177241, Register's Office for Davidson County, Tennessee.

h. Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record as Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.

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

j. Subject to a Storm Water Detention Agreement as of record as Instrument Number 20001120-0114598.

k. Subject to a Storm Water Detention Agreement as of record as Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee.

l. 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)
This is improved: ( ) property, known as: **Lot 7 Beautiful Valley (Boone Trace Sec. 8), 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 OUR HANDS this 13th day of January, 2004.

Tenn Contractors, Inc.

By:	John D. Ring
It's:	President

STATE OF TENNESSEE

COUNTY OF Williamson

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 13th day of January, 2004.

Notary Public

My commission expires: 9/20/04

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