WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/04 14:53 2pgs
Fees:13.00 Taxes:166.50

20040121-0008229

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th January, 2004

Notary Public

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

NOTARY PUBLIC AT LARGE

My Commission Expires 09-20-04

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., T/A Fox Ridge Homes
5115 Maryland Way, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
P/O Map 114, Parcel 300

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 73, as shown on the Plan of Section Three WESTCHASE, of record in Instrument No. 20030807-0112290, 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 Indymac Bank F.S.B. d.b.a. Construction Lending Corporation as of record in Instrument No. 20020614-0072713, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

a. Property tax for the year 2004, a lien, and subsequent years not yet due and payable.

b. Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.

c. Subject to all matters on the plan of Section One, Westchase, of record as Instrument Number 20021203-0148525, Register's Office, Davidson County, Tennessee.

d. 100'-TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

e. Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

f. Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office, Davidson, County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

g. Rights of ingress and egress to and from a family cemetery as set forth in section 3 of the Agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

h. Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

i. Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee.

j. Agreement for Dedication of Sewer Line Easement of record as Instrument number 20021028-0131574, Register's Office for Davidson County, Tennessee.

k. Agreement for Dedication of Public Utilities Easement of record as Instrument number 20021104-0134795, Register's Office for Davidson County, Tennessee.

l. Subject to lien for Special assessments as contained in the restrictions.

m. Subject to the rights of others in and to the common areas and/or elements of Westchase.

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: **WESTCHASE, Lot 73 ,Section 3, 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 20th 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 20th day of January, 2004.

Notary Public

My commission expires: 9/20/04

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04