WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/04 15:14 2pgs
Fees:13.00 Taxes:329.68

20040126-0009924

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,102.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2003.

Notary Public

My Commission Expires: 9/28/04

(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE HEREFORD COUNTY, TENN.

My Commission Expires 09-28-04

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:	Send Tax Bills To:	Map Parcel No.
NVR Inc., T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, Tn. 37027	SAME	A portion of 114-300

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **TENN. CONTRACTORS, INC., a Tennessee corporation**, 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 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 Lot Nos. 45 & 52, on the Plan of Section Three, WESTCHASE, of record as instrument Number 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 the same property conveyed to Tenn. Contractors, Inc., a Tennessee corporation by deed from Indymacbank F.S.B., d.b.a. Construction Lending Corporation of record as instrument number 20020614-0072713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property tax for the year 2004, a lien, due and payable, but not yet delinquent.

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.

Subject to all matters on the plan of Section One, Westchase in Instrument No. 20021203-0148525 and Section Two, Westchase, of record as Instrument Number 20030507-0061365 and Section Three of record in Instrument No. 20030807-0112290, Register's Office, Davidson County, Tennessee.

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.

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.

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.

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.

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.

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.

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

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

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

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 Lots 45 & 52, Section 3, Westchase, Nashville, Tennessee.

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.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title of said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness MY HAND 25th day of November, 2003.

TENN. CONTRACTORS, INC.

BY: _____
Tyler Ring, Vice-President of Tenn. Contractors, Inc.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Tyler Ring, 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 Vice- President of Tenn. Contractors, Inc., a corporation, the within named bargainors, and that he as such President of Tenn. Contractors, Inc., executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President of Tenn. Contractors, Inc.

Witness my hand and official seal at Franklin, Tennessee, this 25th Day of November, 2003.

My commission expires: 9/20/04

Notary Public

CAROLYN G. [illegible]
NOTARY PUBLIC AT LARGE
[illegible] TENN.

My Commission Expires