WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/04 10:49 2pgs
Fees:13.00 Taxes:516.71

20040130-0011654

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th January, 2004

Notary Public

My Commission Expires:
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

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:
Christopher B. THOMAS
6765 Ascot Drive
Antioch, TN 37013

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

Map-Parcel No.
151-09-0-A-252.00CO

My Commission Expires 11/02/05

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 **Christopher B. THOMAS, 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. 252, on the Final Plat of LONG HUNTER CHASE, a residential planned unit development, Phase 3, Section 2, of record in Instrument No. 20020926-0117442, 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 Fox Ridge Homes, by deed from JCH Development Company, Inc., of record in Instrument No. 20030918-0138284, 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.

Subject to all matters on the Plan of Phase 3, Section 2, Long Hunter Chase of record as Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

Certificate of Resolution for JCH Development Company, Inc., of record in Book 9432, Page 789, Register's Office for Davidson County, Tennessee.

Easement granted by dardanus Mackey and wife, Mary F. Mackey to United States of America for purposes of maintaining a transmission line of record in Book 1101, Page 457 and in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

Grant of Easements to Crossman Communities of TN, LLC, of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

Agreement for dedication of Easements for Sanitary Sewers and/or Storm Drainage recorded in Instrument No. 20001030-0107415, and in Book 9588, page 930 and Book 9988, page 793 in Book 9988, page 821 and in Instrument No. 20001030-00107415, Register's Office for Davidson County, Tennessee.

Long Hunter Chase HOA Charter of record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Areas to Long Hunter Chase HOA of record in Book 9432, page 792 and Book 9649, Page 764, Register's Office for Davidson County, Tennessee.

Conveyance of common areas for JCH Development Corporation, Inc. to Long Hunter Chase HOA, Inc. of record in Instrument No. 20021003-0120427, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 8197, page 288 and Book 9988, Page 821 and in Book 8197, page 288 and in Book 8358, page 91 & 92, Register's Office for Davidson County, Tennessee.

Easement for drainage ditch granted by James Franklin and Ann R. Frankllin to Metropolitan Government of Nashville and Davidson County, of record in Book 4717, page 515, Register's Office for Davidson County, Tennessee.

Easement granted TN Telephone and Telegraph Company by JCH Development of record in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

Declaration of Taking by Tennessee Valley Authority for maintenance of transmission line designated Davidson-Wilson Transmission Line of record in Book 4446, Page 423, Register's Office for Davidson County, Tennessee.

Judgment for taking of an easement by United States of America for use by the TN Valley Authority of record in Book 4535, Page 351, Register's Office for Davidson County, Tennessee.

Terms, covenants, conditions, restrictions, easments, charges, assessments and liens for Long Hunter Chase HOA, Inc. of record in Book 9430, Page 251, First Amendment of record in Book 9534, Page 938, Register's Office for Davidson County, Tennessee.

Declaration of Amexation of Long Hunter Chase, Phast Three, Section One and Two of record as Instrument No. 20020930-0118656, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions and to rights of others in/to the common areas/elements of Long Hunter Chase.

Stormwater Detention Agreement, as to Long Hunter Chase Phase 3, Section 2, Long Hunter Chase as of record in Instrument No. 20020718-0086411, 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: ( )

This is improved: (X) property, known as: **6765 Ascot Drive, Antioch, TN 37013**

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 28th day of July, 2004.

NVR, INC., a Virginia Corporation, trading as Fox Ridge 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 her oath(s) acknowledged himself to be the Division Manager respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, 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 28th day of July, 2004.

NOTARY PUBLIC

ASHLEY BROOK CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 9/16/06