Davidson County DEEDWARR
Recvd: 07/02/04 15:49 2pgs
Fees:13.00 Taxes:1709.40

20040702-0079507

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st July, 2004

Notary Public

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

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.
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:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., T/A Fox Ridge Homes 5115 Maryland Way Brentwood, TN 37027	SAME	Part of Map 114 Parcel 261

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, **VASTLAND COMMUNITIES, LLC**, 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 Unit No.(s) 9, 10, 11, 12, 13, 14, 23, 24, 25, 26, 27, 28, 29 and 30 on the Plan of West Park, Phase 1 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Vastland Communities, LLC by deed from The Eldorado Company, a partnership composed of Dr. Zillur R. Athar, Dr. A. K. M. Fakhruddin, and Ruth N. Ismall, Widow of Dr. M. Ismall, of record as Instrument Number 20030612-0081572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2004, a lien, but not yet due and payable

b. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument Number 20040304-0024541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

c. An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301 at Page 684, Register's Office for Davidson County, Tennessee.

d. Storm water Detention Agreement of record as Instrument Number 20030530-0073233, 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: (X)
This is improved: ( ) property, known as: **West Park Unit(S) 9-14, 23-26 & 27-30, 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 1st day of July, 2004.

Vastland Communities, LLC

Mack McClung
Chief Manager

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mack McClung with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Chief Manager of Vastland Communities LLC., and that he as such Chief Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Chief Manager of Vastland Communities LLC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 1st day of July, 2004.

Notary Public

My commission expires: 9/20/04

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