WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/04 11:09 2pgs
Fees:13.00 Taxes:492.75
20040802-0092083

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,177.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2004

Notary Public

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

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.**
Edgar T. BALLARD and Jeanne L. BALLARD 2504 Nashboro Blvd. Nashville, TN 37217	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	P/O Map 135 Parcel 329.00

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 **Edgar T. BALLARD and Jeanne L. BALLARD, husband and wife**, 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 Unit No. 286, as shown on a Plat of NASHBORO VILLAGE AT FAIRWAY POINTE Phase One, Tract 21 of record in Book 4660, Page 159, amended in Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Elements, Nashboro-Fairway Pointe of record in the 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 Vastland Nashboro Development, LLC, of record in Instrument No. 20040407-0039499, 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.
The Plan of record in Book 4660, pages 159, amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.
Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, pages 518 & 520, Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Instrument #200003160027171; and in Instrument NO. 20010322-0027768 Instrument #200006270063887, Register's Office for Davidson County, Tennessee.
Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.
Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
Easement for Sewer of record in Book 8870, page 887 and 932, and in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179,and in Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.
Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.
All matters on the Plat of record in Book 11700, pages 49 & 50, Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.
Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.
Conveyance of Common Area of record in Instrument #200010100100360, Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument #200010120101575, Register's Office for Davidson County, Tennessee.
Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record in said Register's Office
Subject to plan of record in Boundary Plat for PUD of record in Book 4660, page 156, Book 6200, page 341; Instrument No. 20020710-0083054 and Instrument No. 20020820-0100664, said Register's Office.

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: **2504 Nashboro Blvd., Unit 286, Fairway Pointe, Nashville, TN 37217**

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

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

My Commission expires: 9/16/06