WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,155.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 July, 2004

Notary Public

My Commission Expires: 10-18-04

(AFFIX SEAL)

JOHN M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/03/04 16:02 2pgs
Fees:13.00 Taxes:588.87
20040803-0093094

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.**
Steven P. MOSELEY and Stephanie Brooke MOSELEY 2513 Kanlow Drive Antioch, TN 37013	Countrywide Home Loans, Inc. 3011 Armory Drive, Suite 120 Nashville, TN 37204	174-11-A-208.00CO

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 **Steven P. MOSELEY and Stephanie Brooke MOSELEY, 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 Lot 229, as shown on the Plan of CANE RIDGE FARMS- Phase Four, of record in Instrument No. 20030721-0101773, 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 Cane Ridge Farms, LLC, of record in Instrument No. 20040513-0055769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Estimated taxes for the year 2004 in the amount of $1799.44 are a lien but not yet due and payable.

Declaration Of Covenants, Conditions and Restrictions of record in Instrument Number 2000 090500 87103, 1st amendment of record as Instrument No. 20001204-0119093, 2nd amendment of record in Instrument No. 20010815-0088370, Register's Office for Davidson County, Tennessee.

Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

By-laws of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4428, page 565, Register's Office of Davidson County, Tennessee.

Easement for Utilities of record in Book 5078, page 476, Register's Office of Davidson County, Tennessee.

All Matters on the Plan of Cane Ridge Farms – Phase Four, recorded in Instrument Number 20030721-0101773, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record as Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and elements of Cane Ridge Farms.

Subject to lien for special assessments as contained in the Restrictions for Cane Ridge Farms.

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: **2513 Kanlow 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 30th 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 30th day of July, 2004.

_____
NOTARY PUBLIC

BROOK EVANS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 9/16/04