Davidson County DEEDWARR
Recvd: 09/13/04 10:11 2pgs
Fees:13.00 Taxes:612.72

20040913-0110020

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August, 2004

Notary Public

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

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, Suite 300 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) 5, 6, 7, 8 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 and further set out on a Plan of West Park Phase 1 of record as Instrument Number 20040624-0075135, Register's Office for Davidson County, Tennessee, to which Master Deed and Plan reference is made for a more complete description.

Being 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 of 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.

e. Subject to all the matters shown on the Plan of Boundary Plan of West Park, of record as Instrument Number 20040624-0075136, Register's Office for Davidson County, Tennessee.

f. Subject to all the matters shown on the Plan of West Park Phase 1, of record as Instrument Number 20040624-0075135, 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) 5, 6, 7, 8, Phase 1, Building 501 A-D, Davidson County, TN.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEE**, its successors 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 or encumbered in any manner whatsoever; and **GRANTOR** does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to 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 OUR HANDS this 31st day of August, 2004.

Vastland Communities, LLC

Eric Alldredge
Secretary

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric Alldredge with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Secretary of Vastland Communities LLC., and that he as such Secretary, 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 Secretary of Vastland Communities LLC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 31st day of August, 2004.

Notary Public

My commission expires: 9-20-04

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.