WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/04 14:43 2pgs
Fees:13.00 Taxes:772.86

20040929-0117304

STATE OF TENNESSEE
County of Davidson
~~THE~~ ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR ~~THIS~~ TRANSFER IS $ 208,882.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 September, 2004

Notary Public

My Commission Expires: 10-18-04
(AFFIX SEAL)

JOHN M. WELCH, JR. 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:	Send Tax Bills To:	Map Parcel No.
Randall G. ZUPA and Wendy S. ZUPA 8444 Beautiful Valley Drive Nashville, TN 37221	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	126-15-A-315.00 CO

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 **Randall G. ZUPA and Wendy S. ZUPA, 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 15, on the Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as Instrument #20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn Contractors, Inc., of record in Instrument #20040610-0068863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

b. Declaration of Covenants, Conditions, and Restrictions for Proposed Boone Farm at Biltmore of record in Book 7265, Page 657; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace as of record as instrument Number 200001260008529; Declarations of Covenants, Conditions and Restrictions for Boone Trace as of record as Instrument Number 20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan 20010607-0060003 and Phase VII, Boone Trace of record on Plan 20011003-0107279, as of record as Instrument Number 20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument Number 20011119-0126832, Register's Office for Davidson County, Tennessee.

   Instrument Number 20010717-0075902 purports to be the only restrictions governing Boone Trace, but it fails to vacate those restrictions of record in Book 7265, Page 657; and Instrument Number 200001260008529 Register's Office for Davidson County, Tennessee.

c. Subject to Chater of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

d. Subject to lien for special assessments as contained in restrictions.

e. Subject to rights of others in and to the common areas and elements.

f. Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

g. Subject to all matters on the Plan of Boone Trace Section 8, Phase 1, Beautiful Valley Drive at Settler's Way of record as Instrument Number 20031210-0177241, Register's Office for Davidson County, Tennessee.

h. Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record as Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.

i. Subject to easements of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

j. Subject to a Storm Water Detention Agreement as of record as Instrument Number 20001120-0114598.

k. Subject to a Storm Water Detention Agreement as of record as Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee.

l. Subject to Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District as of record in Instrument #20040406-0038745, said Register's Office.

unimproved: ( )
This is improved: (X) property, known as: **8444 Beautiful Valley Drive, Nashville, TN 37221**

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 23rd day of September, 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 23rd day of September, 2004.

_____
NOTARY PUBLIC

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

My Commission expires: 9/14/06