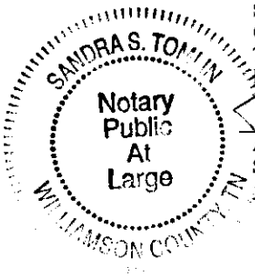
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/04 15:12 2pgs
Fees:13.00 Taxes:488.03
20041117-0138282



STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th November, 2004

Notary Public

My Commission Expires: 2-19-07
(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.
Timothy P. GLASGOW 2514 Nashboro Blvd. Nashville, TN 37217	SouthStar Funding, LLC 400 Northridge Road, Suite 1000 Atlanta, GA 30350	135-12-0 E022.00CO

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 **Timothy P. GLASGOW, married**, 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 281, as shown on the Plan of Phase One NASHBORO VILLAGE AT FAIRWAY POINTE Tract 21 of record in Book 4660, Page 159, 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, dated June 28, 2004, of record in Instrument No. 20040630-0077722, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2005, and subsequent years, which are a lien and not yet due and payable.

Subject to restrictions set forth in Book 4827, page 14, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Instrument #20010322-0027768; Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Fairway Point Homeowner's Association, Inc. of record in Book 11703, page 528 and By-Laws of Fairway Pointe Homeowner's Association, Inc., attached thereto as Exhibit "C" at Page 560, as Amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

Subjet to all matters on the PUD Boundary Plat of Nashboro Village- Fairway Pointe of record as Instrument No. 20020710-0083054, and in Instrument No. 20020820-0100664, and in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

Judgement of Declarations of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, as set forth in Instrument recorded in Book 4254, page 410, Register's Office for Davidson County, Tennessee. (As to a portion of Tract 7 on the Plat of Nashboro Village as recorded in the Plat Book 4660, page 156, and a portion of the open spaces and recreational areas of Nashboro Village as recorded in Plat Book 4860, page 74).

Public R-O-W Dedication of record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and storm drainage granted to Metroplitan Government of Nashville and Davidson County, as set for th in instrument recorded in Book 8870, page 887, and in Book 8870, page 932, Register's Office for Davidson County, Tennessee.

0.02 acre overhead line easement granted to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

Easement as established and reserved in Book 10110, page 854, Register's Office fir Davidson County, Tennessee.

Easement for Cable T.V. of record 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, Register's Office for Davidson County, Tennessee.

Terms and provisions of Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreements of record in Instrument No. 20010314-0024179 and 20020815-0096780, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Areas from WDN Properties, Ltd. A Texas limited partnership to Fairway Pointe Homeowner's Association, Inc. of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.

Subject to agreements contained in License for Use of Fitness Center ad Swimming Pools or records in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

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

Rights of others in and to the common areas and/or elements of Fairway Pointe or Nashboro Village.

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: **2514 Nashboro Blvd., 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 5th day of November, 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 5th day of November, 2004.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: 9/16/06