Davidson County DEEDWARR
Recvd: 12/29/04 10:11 2pgs
Fees:13.00 Taxes:115.44

20041229-0153678

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th December, 2004

Notary Public

My Commission Expires:

(AFFIX SEAL)

CAROLYN G. EAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires 06-10-06

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 121 Parcel 185

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, **PRECISION HOMES, INC.**, 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 Lot No. 17on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330,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 part of the same property conveyed to Precision Homes, Inc. by deed from John D. Smith, unmarried, of record in Book 10770 at Page 517, as re-recorded in Book 11119 at Page 817, and by deed from John D. Smith, unmarried, of record in Book 10843 at Page 681, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2005, and subsequent years, which are a lien and 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 20040115-0006462, Register's Office for Davidson County, Tennessee. but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial 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. Charter of Timber Ridge Homeowner's Association, Inc. of record as Instrument Number 20040123-0009124, Register's Office for Davidson County, Tennessee.

d. Subject to a Roadway Easement of record in Book 10725, Page 218, Register's Office for Davidson County, Tennessee.

e. Rights of the public in and to a cemetery, with rights of ingress and egress thereto.

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: **TIMBER RIDGE LOT(S) 17, 1440 Timber Valley Drive, Davidson County, TN**

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 OUR HANDS this 20th day of December, 2004.

Precision Homes, INC.

By:	Gil L. Smith
It's	President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gil L. Smith with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Precision Homes, INC., and that he as such President, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such President of Precision Homes, INC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 20th day of December, 2004.

Carolyn Gleaves
Notary Public

My commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires 08-16-08