**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 01/06/05 10:25 2 pgs
Fees:13.00 Taxes:524.16

20050106-0002153

STATE OF Connecticut
County of Fairfield
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,665.00

Stacie L. Ludford
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st December, 2004

Notary Public DEBORAH S. SWENOR
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES 11/30/09
(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:**
Stacie L. LUDFORD
2428 Nashboro Blvd.
Nashville, TN 37217

**Send Tax Bills To:**
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

**Map Parcel No.**
Part of Map 135, Parcel 329

135
000329.00

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 **Stacie L. LUDFORD, unmarried**, 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 215, as shown on the Plan of Phase One NASHBORO VILLAGE AT FAIRWAY POINTE Tract 21 of record in Book 4660, Page 159, as Amended in Instrument No. 20031118-0168332 and as is now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Vastland Nashboro Development, LLC, of record in Instrument No. 20040831-0105191, Register's Office for 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. The Plan of record in Book 11700, pages 49 & 50, Register's Office for Davidson County, Tennessee.

c. Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520, Book 4827, page 14; Book 11703, Page 520, Instrument 20010322-0017768, Register's Office for Davidson County, Tennessee.

d. Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560 and Amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

e. Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

f. Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

g. Easement for Sewer of record in Book 8870, page 887 and 932, and in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

h. Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179,and in Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.

i. Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.

j. All matters on the Plat of record in Book 4660, page 159, and in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

k. Judgment of Declaration of Taking for J. Percy Priest Dam of record 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 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).

l. Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.

m. Conveyance of Common Area of record in Instrument #200010100100360, Register's Office for Davidson County, Tennessee.

n. Easement for Cable Television of record in Instrument #200010120101575, Register's Office for Davidson County, Tennessee.

o. Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

p. All other easements and restrictions of record in said Register's Office.

q. Subject to the Plan of record in Boundary Plat for PUD of record in Instrument No. 20020710-0083054, and Instrument No. 20020820-010664, and Instrument No. 20031118-0168332, said Register's Office.

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: **2428 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 21st day of December, 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 21st day of December, 2004.

NOTARY PUBLIC

SHELLEY BAROLE CREWS NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission expires: 10/16/06