WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 March, 2005

Notary Public

My Commission Expires: 10.12.08
(AFFIX SEAL)

JACKSON M. WEEMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES: OCTOBER 12, 2008

Davidson County DEEDWARR
Recvd: 03/30/05 12:30 2 pg
Fees:13.00 Taxes:101.75
20050330-0034487

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., a Virginia Corporation T/A Fox Ridge Homes 5115 Maryland Way Brentwood, TN 37027	SAME	Map 32-10, Parcel 7

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, **The Developers**, 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. 168 on the Plan of Quail Ridge Section Two of record in Plat Book 6200, Page 467, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to The Developers, a joint venture by deed from R. L. Eatherly of record in Book 6628, Page 853, and 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 6969, Page 70, and Book 8163, Page 781, Registers 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.

Subject to all matters shown on the Plan of Quail Ridge, SectionThree of record in Plat Book 7900, Page 160, Register's Office of Davidson County, Tennessee.

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

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: **QUAIL RIDGE LOT 168, Davidson County, Tennessee**

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 22nd day of March, 2005.

The Developers

By:	R.L. Eatherly
	R. L. Eatherly

Managing Venturer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared R. L. Eatherly with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Managing Venturer of The Developers, and that he as such Managing Venturer, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture company by himself as such Managing Venturer of The Developers.

Witness my hand and official seal at office in Franklin, Tennessee on this the 22 day of March, 2005.

JACKSON M. WELCH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires: 10-12-08

MY COMM. EXPIRES OCTOBER 12, 2008