WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/05 13:08 2 pgs
Fees:13.00 Taxes:690.04

20050330-0034550

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,496.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 March, 2005

Notary Public

My Commission Expires: 2/19/07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SANDRA S. TOMLIN WILLIAMSON COUNTY, TENN.

EXPIRES: FEBRUARY 19, 2007

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.**
Laurence R. MULDOON and Melva V. MULDOON 8428 Beautiful Valley Drive Nashville, TN 37221	Laurence R. Muldoon and Melva V. Muldoon 8428 Beautiful Valley Drive Nashville, TN 37221	126-15-0-A-311.00 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 **Laurence R. MULDOON and Melva V. MULDOON, 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 11, 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 #20050113-004912, 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.

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 #20000126-0008529; Declarations of Covenants, Conditions and Restrictions for Boone Trace as of record as Instrument #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 #20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument #20011119-0126832, Register's Office for Davidson County, Tennessee.

Instrument #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 #20000126-0008529 Register's Office for Davidson County, Tennessee.

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

Subject to lien for special assessments as contained in restrictions.

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

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.

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 #20031210-0177241, Register's Office for Davidson County, Tennessee.

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 #20011119-0126831, Register's Office for Davidson County, Tennessee.

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

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

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

Agreement for Dedication of Pubic Utilities Easement to Harpeth Valley Utility District of record n Instrument #20040406-0038745, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Pubic Utilities Easement of record n Instrument #20040406-0038745, Instrument #20040204-0013636, Register's Office for Davidson County, Tennessee.

unimproved: ( )
This is improved: (X) property, known as: **8428 Beautiful Valley Drive, Lot 11 Beautiful Valley, 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 25th day of March, 2005.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Appointed Vice President, with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Appointed Vice President respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Appointed Vice President 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 Appointed Vice President, and attesting the same of the corporation, by the said Kevin Martin as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 25th day of March, 2005.

NOTARY PUBLIC

ASHLEY ANDREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 9-16-06