WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/05 12:30 3 pgs
Fees:18.00 Taxes:622.92

20050412-0040356

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,356.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April, 2005

Notary Public

My Commission Expires: 8-16-08
(AFFIX SEAL)

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires 08-16-08

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:
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
Map 135-12-0-E, Parcel 292,
Map 135-12-0-E, Parcel 293,
Map 135-12-0-E, Parcel 294,
Map 135-12-0-E, Parcel 294,
Map 135-12-0-E, Parcel 296

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, **Vastland Nashboro Development, LLC**, 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, being Unit Nos. 292, 293, 294, 295 and 296 on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument Number 20050222-0018814, and as now included in th eHorizontal Property Regieme, Private Element, Nashboro – Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Vastland Nashboro Development, LLC by Deed from WDN Properties, Ltd. of record as Instrument Number 20020507-0056328, 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. Subject to restrictions set forth in Book 4827, Page 14, Register's Office for Davidson County, Tennessee.

c. Charter of Fairway Pointe Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

d. Consent to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association of record as Instrument Number 20010322-0027768 and as Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee.

e. Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520 and By-Laws of Fairway Pointe Homeowners Association, Inc. attached thereto as "Exhibit C" at Page 560, and as ammended in Instrument Number 20031118-0168332m Register's Office for Davidson County, Tennessee.

f. Subject to all matters on the PUD Boundary Plat of Nashboro- Fairway Pointe of record as Instrument Number 20020710-0083054, Register's Office for Davidson County, Tennessee.

g. Subject to all matters on the Plan of Nashboro- Fairway Pointe of record as Instrument Number 20020820-0100664, Register's Office for Davidson County, Tennessee.

h. Subject to all matters on the Plan of Tract #21- Nashboro Village of record in Book 4660, Page 159 as amended by Instrument Number 20050222-0018814, Register's Office for Davidson County, Tennessee.

i. The perpetual right, power, priviledge and easement to overflow, flood and submerge certain parcels, and restrictions against contruction or maintenance of structures for human habitation on certain tracts or other structures without approval of USA on such tracts as set forth on Judgement of Declaration of Taking for the J. Percy Priest Dam abd Reservior Project, Stones River, 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.)

j. Public Right-of-Way Dedication of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.

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

l. Five (5) foot easment and twenty (20) foot easmetn for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8870, page 887, 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)

m. Five (5) easment for sanitary sewer and storm darinage granted to Metropolitan Government of Nashville and Davidson County, Tennessee.

n. 0.02 acre overhead line easment 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.

o. Easements record in Book 8870, Page 887 and in Book 10110, page 854, and Book 4868, Page 74 and in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.

p. Easement for Cable Television of record as Instrument Number 20001012-0101575, Register's Office for Davidson County, Tennessee.

q. Terms and provisions of Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson county, Tennesee.

r. Conveyance of Common Area of record as Instrument Number 20001010-0100360, Reigster's Office for Davidson County, Tennessee.

s. Storm Water Detention Agreement of record as Instrument Numbe r20010314-0024179 and as Instrument Number 20020815-0098780, Register's Office for Davidson county, Tennessee.

t. Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson county, Tennessee.

u. Quitclaim of common areas from WDN Properties, Ltd., a Texas limited partnership to Fairway Point Homeowners Association, Inc. of record as Instrument No. 20001010-0100360, Regioster's Office for Davidson County, Tennessee.

v. Subject to agreements conatined in "License to Use Fitness Center and Swimming Pools" of record as Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

w. Subject to lien for special assessments as conatined in the restrictions

x. 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: (X)
This is improved: ( ) property, known as: **Nashboro Village-Tract 21 Lots 292, 293, 294, 295 & 296, Davidson County, TN. 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 11th day of April, 2005.

Vastland Nashboro Development, LLC

By:	Eric Alldredge

~~Vice President~~ Secretary

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric Alldredge, with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the ~~Vice President~~ Secretary of Vastland Nashboro Development, LLC, and that he as such ~~Vice President~~ Secretary, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such ~~Vice President~~ Secretary of Vastland Nashboro Development, LLC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 11th day of April, 2005.

Notary Public

My commission expires: 8-16-08

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

My Commission Expires 08-16-08