**WARRANTY DEED**

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th July, 2005

Notary Public

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

Davidson County DEEDWARR
Recvd: 07/13/05 13:49 2 pgs
Fees:13.00 Taxes:654.90
20050713-0081241

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

**THIS INSTRUMENT WAS PREPARED BY**

**SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156**

My Commission Expires 08-16-08

| **Address of New Owners as Follows:** | **Send Tax Bills To:** | **Map Parcel No.** |
|---|---|---|
| NVR Inc., T/A Fox Ridge Homes<br>5115 Maryland Way, Suite 300<br>Brentwood, TN 37027 | SAME | P/O Map 114, Parcel 39 |

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, **TENN. CONTRACTORS, 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 Nos.4, 7 & 8, on the Plan of Section Six, Addition to Westchase of record as Instrument Number 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Tenn. Contractors, Inc., a Tennessee corporation by deed from Mary Ruth Hoover, unmarried, Nancy Knox and husband, Edward H. Knox, devisees and heirs-at-law of Blanche F. Stinson, of record as Instrument Number 20040610-0068998, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

a. Property tax for the year 2005, a lien, but not yet due and payable.

b. Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.

c. Subject to all matters on the plan of Section Four, Westchase, of record as Instrument Number 20040204-0013784, Register's Office, Davidson County, Tennessee.

d. 100'-TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

e. Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

f. Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office, Davidson, County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

g. Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484 at Page 315, Register's Office for Davidson County, Tennessee. The location of the cemetery is set forth on the survey by H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

h. Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

i. Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter

42, section 3607 of the united states code or (b) relates to handicap but does not discriminate against handicapped persons.

j. Agreement for Dedication of Sewer Line Easement of record as Instrument number 20021028-0131574, Register's Office for Davidson County, Tennessee.

k. Agreement for Dedication of Public Utilities Easement of record as Instrument number 20021104-0134795, Register's Office for Davidson County, Tennessee.

l. Agreement for Dedication of Easements for Public Utilities of record in Instrument Number 20050509-0052105 and Instrument Number 20050509-0052106, Register's Office for Davidson County, Tennessee.

m. Subject to lien for special assessments as contained in the restrictions.

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

o. Stormwater Detention Agreement of record as Instrument Number 20041020-0126238, Register's Office for Davidson County, Tennessee.

p. Water (Riparian Rights)-
   a. The rights of upper and lower riparian owners to the free and unobstructed flow of water of Overall Creek without diminution or pollution and the consequence of any past or future change in the location of Overall Creek;
   b. Ripiarian rights incident to premises;
   c. Rights of upper and lower riparian owners in and to the waters of Overall Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

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: **Westchase Lots 4, 7 & 8, 1401, 1413 West Running Brook Road, 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 11th day of July, 2005.

Tenn. Contractors, Inc.

| | |
|---|---|
| By: | John D. Ring |
| 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 John D. Ring with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Tenn. Contractors, 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 Tenn. Contractors, INC.

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

Notary Public

My commission expires: 8-16-08

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My Commission Expires 08-16-08