**WARRANTY DEED**

**STATE OF TENNESSEE**
**County of Sumner**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00**

M.R. Stokes

**Affiant**
**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th September, 2005**

Notary Public

My Commission Expires: 2/17/08

(AFFIX SEAL)

BETTYE L. PEDIGO NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 09/27/05 12:41 2 pgs
Fees:13.00 Taxes:210.90

20050927-0115942

**THIS INSTRUMENT WAS PREPARED BY**
**SETTLEMENT SERVICES OF TENNESSEE, LLC, 246 INTERVIEW DRIVE, SUITE 102**
**BRENTWOOD, TN 37027 (615) 377-1156**

**Address of New Owners as Follows:**
NVR Inc., T/A Fox Ridge Homes

5115 Maryland Way, Suite 300
Brentwood, TN 37027

**Send Tax Bills To:**
SAME

**Map Parcel No.**
P/O Map 53-14, Parcel 79,
P/O Map 63-02, Parcel 137

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, **M.R. STOKES**, 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. 40 and 71 on the Final Plat of The Woods at Neely's Bend, Phase 2, of record in Instrument Number 200507070078328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being part of the property conveyed to Michael R. Stokes by deed from David Leo Crane and wife, Carole B. Crane, James B. Hardy, C.W. Tidwell and H.S. Tidwell of record in Book 11127, Page 905, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which inprovements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Subject to all matters shown on the Plan of The Woods of Neeley's Bend, Phase 2, of record in Instrument No. 20050707-0078328, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, By-Laws, Charter, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Woods at Neely's Bend of record in Book 11527, Page 304 as amended in Instrument No. 20050318-0029990, Registeds 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 da) is exempt under Title 42 of the United States Code, or db) relates to handicap but does not discriminate against handicapped persons.

4. Charter of Woods at Neelys Bend Homeowners Association, Inc. of record in Book 11527, Page 331, Register's Office for Davidson County, Tennessee.

5. By-Laws of Woods at Neely's Bend Homeowners Association of record in Book 11527, Page 356, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book I1213, page 467 and Book 11213, page 470, all in said Register's Office.

7. Stormwater Detention Agreement of record in Instrument No. 20030313-0033942, Register's Office for Davidson County, Tennessee.

8. Subject to the flow of any creeks, streams, or branches across subject property.

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

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

11. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, Page 982, said Register's Office.

12. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6932, Page 22, said Register's Office.

13. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7358, Page 637, said Register's Office.

14. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8081, Page 806, said Register's Office.

15. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8081, Page 815, said Register's Office.

16. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8081, Page 818, said Register's Office.

17. Subject to all matters shown on the Plan of record in Plat Book 974, Page 26, Register's Office of Davidson County, Tennessee.

18. Easement granted by Charles U. Coggin & Sons, Inc. to B. B. Kennedy et al. of record in Book 894, Page 320, said Register's Office.

19. Easement granted by Charles U. Coggin & Sons, Inc. to La Societe de 40 & 8 Voiture, Local No. 702 of record in Book 972, Page 465, said Register's Office.

20. Subject to all matters shown on the Plan of Nawaka Trail and Pawnee Trail of record in Plat Book 843, Page 37, Register's Office of Davidson County, Tennessee.

21. Subject to the flow of the Cumberland River.
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: **NEELY'S BEND LOTS 40 And 71, ~~1680 & 1657~~ /** ~~Commanche Run, TN./~~ Nashville, TN mls

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 19th day of September, 2005.

M.R. Stokes M. R. Stokes

| By: | Michael R. Stokes |
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STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Stokes with whom I am personally acquainted and who upon his oath executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Hendersonville, Tennessee on this the 19th day of September, 2005.

Betty L. Pedigo
Notary Public

My commission expires: 12-6-08

BETTY L. PEDIGO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY