WARRANTY DEED

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

R. L. Eatherly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th **January, 2006**

Carolyn Gleaves
Notary Public

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

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

Davidson County DEEDWARR
Recvd: 01/26/06 10:33 2 pgs
Fees:13.00 Taxes:101.75
20060126-0009883

My Commission Expires 8-16-08

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TN 37027 (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 216 Centerview Drive Suite 102 Brentwood, TN 37027	SAME	32-9 94

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. 104 on the Plan of Quail Ridge Section Three of record in Plat Book 7900, Page 160, 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:

1 Taxes and assessments for the year 2005, and subsequent years, which are a lien due and payable but not yet delinquent.

2 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.

3 Subject to all matters shown on the Plan of Quail Ridge, Section Two of record in Plat Book 6200, Page 467, Register's Office of Davidson County, Tennessee.

4 Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewage Services of record in Book 8169 Page 467, Book 8161 Page 509, Book 11441 Page 161, Book 11444 Page 195, and in Instrument Numbers 20040817-0099250, 20040817-0099251, 20040817-0099252 and 20040902-0106431, Register's Office for Davidson County, Tennessee.

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

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

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

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(S) 104 Section 3, , 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 25th day of January, 2006.

The Developers

By:	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 limited liability company by himself as such Managing Venturer of The Developers.

Witness my hand and official seal at office in Franklin, Tennessee on this the 25th day of January, 2006.

Notary Public

My commission expires: 8-16-08

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