SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 15:00 2 pgs
Fees:13.00 Taxes:541.52

20060602-0065366

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,358.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st May, 2006

Notary Public
My Commission Expires: 8-1
(AFFIX SEAL)

CAROLYN G. EVES NOTARY PUBLIC STATE OF TENNESSEE 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:	**Send Tax Bills To:**	**Map Parcel No.**
Norman B. MILLER and Renate MILLER	PHH Mortgage Corporation	135-12-0-E Parcel 239
347 Valley Gate Road	3000 Leadenhall Road	
Simi Valley, CA 93065	Mount Laurel, NJ 08054	

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 **Norman B. MILLER and Renate MILLER, husband and wife and Graham B. MILLER, unmarried**, as joint tenants with rights of survivorship, 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 Unit 239 , 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 the Horizontal Property Regime, Private Element, Nashboro – Fairway Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by deed from Vastland Development. LLC recorded Feb. 14, 2006 in Instrument No. 20060214-0017746, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Taxes and assessments for the year 2006, and subsequent years, which are a lien and not yet due and payable.

The Plan of record in Book 4660, page 159, amended by Instrument NO. 20050222-0018814, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 4827, page 14; Instrument NO. 20010322-0027768; Instrument #20031118-0168332, Register's Office for Davidson County, Tennessee.

Subject to the Declaration, Conditions and Restrictions for Fairway Pointe Homeowners Association, Inc, of record in Book 11703, Page 520, and By-laws of Fairway Pointe Homeowners Association, Inc., attached thereto as amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 8870, page 887 and page 932, Register's Office for Davidson County, Tennessee.

Easements for Metro Government of record in Book 4868, page 74; Book 4815, page 425; Book 10110, Page 854; Instrument No. 20010314-0024179,and Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.
All matters on the Plat of record in Instrument No. 20020710-0083054 and Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.
Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.
Conveyance of Common Area of record in Instrument #20010100100360, Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument #20010120101575, Register's Office for Davidson County, Tennessee.
Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record in said Register's Office
Subject to rights of others in and to the common areas and/or elements.
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: ( )
This is improved: (X) property, known as: **2478 Nashboro Blvd., Lot 239 Fairway Pointe, Nashville, TN 37217**

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 persons claiming by, through, or under Grantor, but no others. 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 31st day of May, 2006.

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 31st day of May, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

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