SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/06 09:51 2 pgs
Fees:13.00 Taxes:413.48

20060705-0079845

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th June, 2006

Notary Public

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

CAROLYN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE 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.
Brooke A. SCHARPF 2190 Manchester Ave. # E Cardiff By The Sea, CA 92007	PHH Mortgage Services 3000 Leadenhall Road Mount Laurel, NJ 08054	052-13-0-B-424

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 **Brooke A. SCHARPF, unmarried**, 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 Lot 39 on the Plan of River Glen Phase 6, of record in Instrument Number 20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Doochin Riverglen Properties, L.L.C., dated March 13, 2006, recorded in Instrument No. 20060314-0029139, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Julius Doochin, Trustee by deed from Anita Louisa Peacher, widow of record in Book 5690 at Page 853, Register's Office for Davidson County, Tennessee. The said Julius Doochin, Trustee having conveyed said property to Julius Doochin, individually as of record in Book 9676 at Page 346, and to Doochin Riverglen Properties, LLC by Quitclaim Deed of record as Instrument Number 20031104-0161636 and corrected in Instrument Number 20040127-0010301, Register's Office for Davidson County, Tennessee.

A correction of deed to correct an error in the description of land from Sonia Doochin and Ben Doochin, Co-Executors of the Estate of Julius Doochin Family Trust and the Julius Doochin Marital Trust under Last Will and Testament of Julius Doochin, deceased, as grantor, conveyed to Doochin Riverglen Properties, L.L.C. , grantee, dated May 16, 2006, recorded in Instrument No. 20060531-0064016 and another correction of deed dated June 13, 2006 recorded in Instrument No. 20060619-007255 and Instrument No. 20060619-0072558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters on the Plan of River Glen Phase 6, of record as Instrument Number 20050602-0062805, Register's Office for Davidson County, Tennessee.

Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto and as River Glen Phase 6 is submitted by Declaration of Submisson of record as Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

All matters appearing on Plans of Record in Plat Book 6900, Pages 650, 651, and Page 671, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

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

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

Easements of record in Book 7296, page 484, said Register's Office.

Easement of record in Book 11030, page 731, said Register's Office.

Easement of record in Book 3961, page 681, said Register's Office.

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: **3117 Penn Meade Way, Lot 39 River Glen, Nashville, TN 37214**

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 29th day of June, 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 29th day of June, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY, TN

My Commission Expires 08-16-