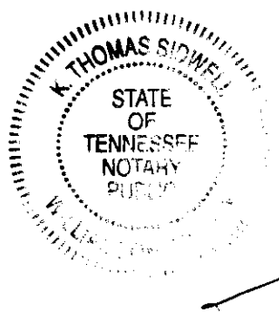
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
County of Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th July, 2006

Notary Public

My Commission Expires: 11/8/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Marsha D. GOSS	Marsha D. GOSS	Map 135-12-0E, Parcel 231.00
2462 Nashboro Blvd. Nashville, TN 37217	2462 Nashboro Blvd. Nashville, TN 37217	

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 **Marsha D. GOSS, unmarried**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit.

Being Unit 231, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument #20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro – Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Vastland Nashboro Development, LLC, of record in Instrument #20060126-0009885, 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 not yet due and payable.

Subject to restrictions set forth in Book 4827, Page 14, Register's Office for Davidson County, Tennessee.

Charter of Fairway Pointe Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

Consent to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association of record as Instrument #20010322-0027768 and as Instrument #20031118-0168332, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520 and By-Laws of Fairway Pointe Homeowners Association, Inc. attached thereto as "Exhibit C" at Page 560, and as ammended in Instrument #20031118-0168332, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plat of Nashboro- Fairway Pointe of record as Instrument #20020710-0083054, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/14/06 11:58 3 pgs
Fees:18.00 Taxes:491.73
20060714-0085043

portion of the open spaces and recreational areas of Nashboro Village as recorded in Plat Book 4860, Page 74.)

Public Right-of-Way Dedication of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4868, Page 74, and in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.

Five (5) foot easment and twenty (20) foot easmetn for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8870, page 887, Register's Office for Davidson County, Tennessee. (As to a portion of Tract 7 on the Plat of Nashboro Village as recorded in Plat Book 4660, Page 156)

Five (5) easment for sanitary sewer and storm darinage granted to Metropolitan Government of Nashville and Davidson County, Tennessee.

0.02 acre overhead line easment granted to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

Easements record in Book 8870, Page 887 and in Book 10110, page 854, and Book 4868, Page 74 and in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.

Easement for Cable Television of record as Instrument #20001012-0101575, Register's Office for Davidson County, Tennessee.

Terms and provisions of Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennesee.

Conveyance of Common Area of record as Instrument #20001010-0100360, Reigster's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument Number #20010314-0024179 and as Instrument #20020815-0098780, 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.

Quitclaim of common areas from WDN Properties, Ltd., a Texas limited partnership to Fairway Point Homeowners Association, Inc. of record as Instrument #20001010-0100360, Regioster's Office for Davidson County, Tennessee.

Subject to agreements conatined in "License to Use Fitness Center and Swimming Pools" of record as Instrument #20020507-0056329, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as conatined in the restrictions

Rights of others in and to the common areas and or elements of Fairway Pointe or Nashboro Village.

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: **2462 Nashboro Blvd., Lot 231 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 13th day of July, 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, Vice President with whom I am personally acquainted and who upon his 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 13th day of July, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

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

My Commission Expires 8-16-08