WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 12:04 2 pgs
Fees:13.00 Taxes:120.06

20060714-0085044

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,448.00

Affiant

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

Notary Public

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

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

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

Expires 08-16-08

Address of New Owners as Follows:
NVR Inc., T/A Fox Ridge Homes
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
58-9-0-A Parcel 128

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, **TENN. CONTRACTORS, INC.**, 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 Number 120 on the Plan of Creekside Trails, Phase 5 of record in Instrument Number 200511030133061, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Tenn. Contractors Inc., a Tennessee corporation by Deed from Eaton's Creek Real Estate Investors Fund, LLC a Tennessee limited liability company of record in Instrument Number 200412290153374, Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2006 and subsequent years, a lien that is not yet due and payable.

b. All matters on the Plan of Creekside Trails, Phase 5 of record in Instrument No. 20051103-0133061, Register's Office for Davidson County, Tennessee.

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

d. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

e. Subject to the flow of Eaton's Creek and branches thereof.

f. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.

g. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983 and third supplemental amendment of record in Instrument No. 20041229-0153372, Register's Office for Davidson County, Tennessee.

h. Charter of Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

i. Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.

j. Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

k. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

l. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887 Register's Office for Davidson County, Tennessee.

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: **EATONS CREEK LOT(S) 120, 2268 Gilmore Crossing Lane, Davidson County, TN.**

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 13th day of July, 2006.

Tenn. Contractors, Inc.

John D. Ring
President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring, with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Tenn. Contractors, Inc., and that he as such President, 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 President.

Witness my hand and official seal at office in Franklin, Tennessee on this the 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 08-16-08