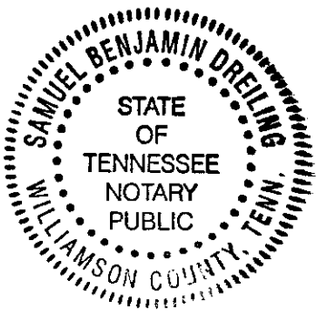
**SPECIAL WARRANTY DEED**




My Commission Expires: 12-12-2010

**STATE OF TENNESSEE**
**County of Davidson**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,538.00**

**Affiant**
**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 August, 2006**

**Notary Public**
**My Commission Expires:** 6-12-2010
**(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.** |
|---|---|---|
| Winnie TALLEY<br><br>2149 Quail Ridge Drive<br>Nashville, TN 37207 | First Franklin, a division of National City Bank<br>320 Seven Springs Way<br>Brentwood, TN 37027 | 032-09-0-093.00 |

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 **Winnie TALLEY, 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.

Land in Davidson County, Tennessee, being Lot No. 105 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 the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from The Developers, of record in Instrument #20060331-0036611, 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. Estimated taxes for improved property are $2.413.30

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in 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.

Subject to all matters shown on the Plan of Quail Ridge, Section Three of record in Plat Book 7900, Page 160, Register's Office of Davidson County, Tennessee.

Deeds 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 1141, Page 195 and in Instrument #20040817-0099250, #20040817-0099251, and #20040817-0099252, and #20040902-0106431 Register's Office of Davidson County, Tennessee.

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

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: ( )
This is improved: (X) property, known as: **2149 Quail Ridge Drive, Lot 105 Quail Ridge, Nashville, TN 37207**

Davidson County DEEDWARR
Recvd: 09/07/06 13:44 2 pg
Fees:13.00 Taxes:926.99

20060907-0110861

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 August, 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 31st day of August, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08