SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/06 14:08 2 pgs
Fees:13.00 Taxes:739.89

20061102-0136345

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,969.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th October, 2006

Notary Public

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

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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:
Christopher SIMMONS
7277 Charlotte Pike #300
Nashville, TN 37209

Send Tax Bills To:
Opteum Financial Services, LLC
115 Century Road, 3rd Floor
Paramus, NJ 07652

Map Parcel No.
114-08-0C-009.00

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 **Christopher SIMMONS and Jessica SIMMONS, Husband and Wife,** 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 300, Lot 94, on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, to which plan reference is made for a more complete description.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Vastland Communities, LLC, dated July 6, 2006, recorded in Instrument No. 20060707-0081776, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vastland Communities, LLC by deed from The Eldorado Company, a partnership composed of Dr. Zillur R. Athar, Dr. A. K. M. Fakhruddin, and Ruth N. Ismall, Widow of Dr. M. Ismall, recorded June 12, 2003 in Instrument Number 20030612-0081572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument Number 20040304-0024541, Instrument Number 20041221-0151636, Instrument Number 20050222-0018812, and Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar 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.

An Overhang Easement of record as Instrument NO. 20030530-00732235 and Instrument NO. 20041112-0136248, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record as Instrument Number 20030530-0073233, and Instrument Number 20051123-0141922, Register's Office for Davidson County, Tennessee.

Subject to all the matters on the Plan of PUD Boundary Plat of West Park of record as Instrument Number 200406240075136 Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plan of West Park Phase 3 of record as Instrument Number 20060202-0012968 Register's Office for Davidson County, Tennessee.

Subject to all rights for special assessments as contained in the restrictions.

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

Property taxes for the year 2007, a lien not yet due and payable.
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: **7277 Charlotte Pike #300, Lot 94, Unit 300, West Park, Nashville, TN 37209**

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 30th day of October, 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 30th day of October, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

Commission Expires 08-16-08