SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/06 11:12 2 pgs
Fees:13.00 Taxes:943.50
20061204-0149097

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th November, 2006

Notary Public

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

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11/8/08

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:
John R. BERRY, Jr. and Teresa BERRY
4937 Indian Summer Drive
Nashville, TN 37207

Send Tax Bills To:
New Century Mortgage Corporation
P. O. Box 11052
Orange, CA 92856-8152

Map Parcel No.
Map 32-9-B, Parcel 17

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 **John R. BERRY, Jr. and Teresa BERRY, 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.

Map 32-9-B, Parcel 17
Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Quail Ridge Section One, Section Seven of record in Instrument #20060627-0076568, 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 #20060731-0092199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2007, and subsequent years, which are a lien and not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 6969, Page 70, and Book 8163, Page 781, Book 10831, page 201, Book 11688, page 872 and Instrument No. 20050920-0113100, 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.

By-laws of Quail Ridge, Section 7 property Owners Association, Inc. of record in Instrument NO. 20050-20-0113102, Register's Office for Davidson County, Tennessee.

Charter of Quail Ridge, Section 7, Property Owners' Association, Inc., of record in Instrument No. 20050920-0113101, said Register's Office.

Subject to all matters shown on the Plan of Quail Ridge, Phase One, Section Seven of record in Instrument No. 200606270076568 Register's Office of Davidson County, Tennessee.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Dept. of Water & Sewer Services of record in Book 11444, page 161 and Instrument No. 20040817-0099250, 20040817-0099251 and 20040817-0099252, said Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20030312-0033193 and Instrument NO. 20040902-0106431, said Register's Office.

Subject to the flow of any creek, streams or branches across subject property.

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

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

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: **4937 Indian Summer Drive, Lot 61 Quail Ridge, Nashville, TN 37207**

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 November, 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 November, 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