WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 10:25 2 pgs
Fees:13.00 Taxes:391.46

20070305-0026562

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd February, 2007

Notary Public

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

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

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 5115 Maryland Way Brentwood, TN 37027	SAME	PO Map 87, Parcel 9

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, **Corinthian Custom Homes, 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 Nos. 25 & 37 on Revised Plat of Monticello, a Cluster Lot Development of record in Instrument Number 20060417-0043313, 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 Michael Smith by deed from Corinthian Custom Homes, Inc. of record in Instrument Number 20070104-0001805, Register's Office for Davidson County, Tennessee.

Current Source for Grantor: 20070305-0026561

This conveyance is made subject to:

1. Taxes for the year 2007, a lien not yet due and payable.
2. Stormwater Detention Agreement of record as Instrument Number 20040702-0078871, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of Revised Plat for Monticello, A Cluster Lot Development of record as Instrument Number 20060417-0043313, Register's Office of Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of Monticello Homeowners Association, Inc. of record in Instrument Number 20060912-0112994 and amended in 20060927-0119791, Register's 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.
5. Subject to line for special assessments as contained in restrictions.
6. Subject to rights of others in and to the common areas and/or elements.
7. Sanitary Sewer Easement of record in Instrument Number 20061214-0153977, said Register's Office.

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: **Monticello, Lot(s) 25 & 37, 2172 and 2112 Christina Court, 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 22nd day of February, 2007.

Corinthian Custom Homes, Inc.

By: Nicholas S. Psillas

President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nicholas S. Psillas with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Corinthian Custom Homes, 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 such President of Corinthian Custom Homes.

Witness my hand and official seal at office in Franklin, Tennessee on this the 22nd **day of February 2007.**

Carolyn Gleaves
Notary Public

My commission expires: 8-16-08

CAROLYN GLEAVES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY