WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,700.00

Michael M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th **May, 2007**

Carolyn Gleaves
Notary Public

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

Davidson County DEEDWARR
Recvd: 05/25/07 09:52 2 pgs
Fees:13.00 Taxes:587.19
20070525-0062459

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**	Part of 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, **Michael Smith,** 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. 2, 15 & 20 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 part of the same property conveyed to Michael Smith by Warranty Deed from Corinthian Custom Homes, Inc. as of record in Instrument No. 20070104-0001805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2007, a lien not yet due and payable.
2. Storm water 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. Subject to Restrictions as contained in the Declaration of Covenants, Conditions and Restrictions as of record in Instrument No. 20060912-0112994 and in Instrument No. 20060927-0119791, Register's Office for Davidson County, Tennessee.
5. Subject to line for special assessments as contained in DCCR's/Master Deed.
6. Subject to rights of others in and to the common areas and/or elements.

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) 2, 15 & 20, 2004 Rachaels Spring Rd, 308 Rachaels Meadow Ct & 2165 Christina Ct, 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 24th day of May 2007.

By:	Michael Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael Smith with whom I am personally acquainted or (proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 24th day of May 2007.

Notary Public

My commission expires: 8-16-08

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

My Commission Expires 08-16-08