FILE NO. SP45523
FILE BOX "7"

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 297,724.00

Linda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th November, 2007

Carolyn Gleaves
Notary Public

CAROLYN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires 08-16-08

My Commission Expires: 8-16-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Greg M. GOLDBERG and Jennifer S. GOLDBERG 313 Dogwood Trail Nashville, TN 37209	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	114140A02100CO

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 **Greg M. GOLDBERG and Jennifer S. GOLDBERG, 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.

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Woodland Forest Section Two of record in Instrument Number 20050331-0035005, 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 Warranty Deed from Woodland Forest Partnership, dated Sept. 10, 2007, recorded in Instrument No. 20070912-0109391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year of 2008, a lien, due and payable, but not yet delinquent.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Woodland Forest of record in Book 7207, Page 851; Book 7596, Page 684; Register's Office for Davidson County, Tennessee.

By-Laws of Woodland Forest Homeowners' Association, Inc., of record in Instrument Number 20040503-0049797, as amended in Instrument Number 20050916-0111744 and Instrument No. 20050916-0111743, said Register's Office.

Subject to all matters shown on the Plan of Woodland Forest Section Two of record as Instrument Number 20050331-0035005, Register's Office of Davidson County, Tennessee.

Conveyance of Common Areas to Homeowners' Association of record in Instrument Number 20050415-0042083, said Register's Office.

Subject to Misc. Easements and intrusions Restrictions for Access and Maintenance of Common Areas in Book 7439, page 487 and Book 7596, page 692, said Register's Office.

Subject to PUD Boundary Plat of record in Plat Book 6900, page 443, said Register's Office.

Subject to storm water detention agreement of record in Instrument No. 20031119-0168896, said Register's Office.

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

Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions/Master Deed.

In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any Covenants or restrictions, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. 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: **313 Dogwood Trail, Lot 21 Woodland Forest, Nashville, TN 37209**

Davidson County DEEDWARR
Recvd: 12/04/07 16:10 2 pgs
Fees:13.00 Taxes:1101.58
20071204-0140569

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 MY HAND 19th day of November, 2007.

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, Appointed Vice President, with whom I am personally acquainted and who upon her 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 19th day of November, 2007.

Carolyn Weaver
NOTARY PUBLIC

My Commission expires: 8-16-08



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds