WARRANTY DEED

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: August 18, 2012

STATE OF Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2010

Carolyn Gleaves
Notary Public

My Commission Expires: 8-18-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE SUITE 201 BRENTWOOD, TENNESSEE 37027 (615) 377-6840

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 93 Seaboard Lane, Suite 201 Brentwood, TN 37027	SAME	175-05-0-B-009.00CO, 173-05-0-B-032.00CO

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, **Tenn. Contractors, 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 No. 9 and 32 on the Plan of Cottage Grove of record in Instrument No. 20071213-0143631 Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being part of the same property conveyed to Tenn. Contractors, Inc. by deed from Douglas A. Brace, Sub. Trustee recorded in Instrument Number 20090707-0063489 said Registers Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2010 are a lien not yet due and payable. Taxes for the year 2010 have been prorated between Grantor and Grantee.

b. Matters appearing on subdivision plat of record in Instrument Number 20071213-0143631 of said Registers Office.

c. Miscellaneous Easements and Intrusions All matters of record in Book 6200 Page 290 of said Registers Office.

d. Storm Water Detention Agreement recorded in Instrument number 20070423-0047753 of said Registers Office.

e. Right of Way Agreement recorded in Book 5215 Page 482 and Book 5385 Page 986 of said Registers Office.

f. Restrictions recorded in Instrument No. 20091215-0114265.

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: **COTTAGE GROVE LOT(S) 9 & 32, 1816 & 1813 Cottage Grove Way, , TN. Davidson County, Tennessee**

BILL GARRETT, Davidson County
Trans:T20100008508 DEEDWARR
Recvd: 02/11/10 09:48 2 pgs
Fees:13.00 Taxes:325.60
20100211-0010719

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 8th day of February, 2010.

Tenn. Contractors, Inc.

By:	John D. Ring
It's	President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of Tenn. Contractors, Inc., 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 company by himself as such President of Tenn. Contractors, Inc.

Witness my hand and official on this the 8th day of February, 2010.

Carolyn Gleaves
Notary Public

My commission expires: 8-18-12

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES August 18, 2012