THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#22423-2

BILL GARRETT, Davidson County
Trans:T20100014401 DEEDQC
Recvd: 03/11/10 08:06 2 pgs
Fees:12.00 Taxes:0.00
20100311-0018510

BOX #14A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steve Michaels P. O. Box 22814 Nashville, TN 37202	"New Owner"	Map 052-13-0-A Parcel 046.00co

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NVR, INC., T/A Fox Ridge Homes, a Virginia corporation, f/k/a Fox Ridge Homes, Inc.**, hereinafter collectively called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Michaels,** hereinafter called the Grantee, his heirs and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 46 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan of the Condominium Site Plan of River Glen, Revision of Units 45 & 46, Phase I, of record in Book 6200, Page 801, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit, as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

BEING part of the same property conveyed to C & S Builders, Inc., by Warranty Deed from Julius Doochin, Trustee, of record in Book 7560, Page 590, Register's Office for Davidson County, Tennessee. By instrument of record in Book 7634, Page 226, said Register's Office, the name of the corporation was changed to Fox Ridge Homes, Inc.

THE purpose of this Quitclaim Deed is to acknowledge the legal description contained in the Warranty Deed dated November 29th, 1988, of record in Book 7715, Page 334, Register's Office for Davidson County, Tennessee, recited the Plan for River Glen, Phase I, of record in Book 6900, Page 671, said Register's Office; however, said Plan was voided, vacated, and superceded by the Condominium Site Plan of River Glen, Revision of Units 45 & 46, Phase I, of record in Book 6200, Page 801, said Register's Office, said plan having been recorded October 24, 1988.

THIS is improved property, known as: 2710 Penn Meade Drive, Nashville, TN 37214.

THIS conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 5th day of March, 2010.

NVR, INC., T/A FOX RIDGE HOMES, a Virginia corporation

By: _____

Name: Kent Eshleman

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kent Eshleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Vice President of NVR, INC., T/A FOX RIDGE HOMES, the within named bargainor, a Virginia corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and official seal at Brentwood, Tennessee, this 5th day of March, 2010.

My Commission Expires: 8-18-12

_____
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ -0-.

_____
Affiant

Subscribed and sworn to before me this 5th day of March, 2010.

My Commission Expires: 8-18-12

_____
Notary Public

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