SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,470.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 April, 2010

Notary Public

My Commission Expires: 9/23/13
(AFFIX SEAL)

Donald R. Bryant Jr. Notary Public State of Tennessee Williamson County

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

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Taylor EWIN and Celesta EWIN 2825 Cato Ridge Drive Nashville, TN 37218	PrimeLending,A PlainsCapital Company 18111 Preston Road, Suite 900 Dallas, TX 75252	058-09-0-A-262.00

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 **Taylor EWIN and Celesta EWIN, 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. 311, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, of record in Instrument Number 20090618-0056870 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Tenn Contractors, Inc., dated July 20, 2009, recorded in Instrument No. 20090722-0068627, Register's Office for Davidson County, Tennessee.

Map Parcel No. 058 09-0-A-262.00CO

This conveyance is made subject to:

Davidson County taxes for the year 2010 are a lien against said property, but are not yet due and payable.

All matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the said restrictions.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

Subject to the flow of Eaton's Creek and branches thereof.

Subject to the rights of others in and to the common areas and/or elements of Jordan Ridge at Eaton's Creeks.

Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, recorded in Instrument No. 20041229-0153372; Instrument No. 20061120-0143523; Instrument No. 20061120-0143524 and Instrument No. 20070905-0106402, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887; Instrument No. 20060126-0009689 and Instrument No. 20070112-0005338 Register's Office for Davidson County, Tennessee.

Misc. easements and intrusions Agreement for Rights and Obligations recorded in Instrument No. 20041229-0153373, said Register's Office.

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, handicap, disability, marital status, familial status, ancestry, national origin, 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: 2825 Cato Ridge Drive, Lot 311, Jordan Ridge, Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20100024955 DEEDWARRSP
Recvd: 04/27/10 10:44 2 pgs
Fees:13.00 Taxes:871.24
20100427-0031760

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. GR ANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 21 day of April, 2010.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: Ashley Crews
Ashley Crews, Appointed Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Ashley Crews, Appointed Assistant Secretary, with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Appointed Assistant Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she as such Appointed Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Ashley Crews as such Appointed Assistant Secretary, and attesting the same of the corporation, by the said Ashley Crews as such Appointed Assistant Secretary.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 21 day of April, 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