SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,470.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 October, 2010

Notary Public

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

BILL GARRETT, Davidson County
Trans:T20100068649 DEEDWARRSP
Recvd: 10/29/10 10:24 3 pgs
Fees:18.00 Taxes:738.04
20101029-0086658

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

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Shizue NOMURA 4125 Alicia Lane Antioch, TN 37013	PrimeLending,A PlainsCapital Company 18111 Preston Road, Suite 900 Dallas, TX 75252	150-06-0-A-042.00

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 **Shizue NOMURA, married**, 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. 42 on the Plan of The Parks at Priest Lake Subdivision, Phase One of record in Instrument No. 20090910-0084798 and revised in Instrument No. 20100108-0002095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to NVR, Inc. a Virginia Corporation t/a Fox Ridge Homes by Special Warranty Deed from Umbrella Investment Corporation, dated August 16, 2010, recorded in Instrument No. 20100820-0065785, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Umbrella Investment Corporation by Deed from The Parks at Priest Lake, LLC, dated December 29, 2006 and recorded January 2, 2007 in Instrument No. 20071002-0000292 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2010 and subsequent years, which are a lien due and payable. Said taxes have been prorated between the parties as of the day of closing with Grantee paying his prorate part thereof to Grantor, who will be responsible for payment of said taxes.

   Taxes for the year 2011 are a lien against subject property but not yet due and payable. Estimated taxes based upon improvements $1,775.30

b. All matters appearing on the Plan of record in Instrument No.20100108-00002095 amended in Instrument No. 20100311-0018660, of the Register's Office.

c. Easement to Gulf Interstate Gas Co. of record in Book 2242 page 251 of the Register's Office.

d. Sanitary Sewer Easement of record in Book 5300 page 903, Book 6186 page 235, Book 7170 page 775, Book 7170 page 778 of the Register's Office.

e. Storm Water Detention Agreement of record in Instrument No. 20070423-0047709 of the Register's Office.

f. Drainage Easement and Right of Way for Street of record in Book 8657 page 543 and Book 8657 page 592 of the Register's Office.

g. Drainage Easement of record in Book 8493 page 687, Book 8493 page 701 and Book 8493 page 704 of the Register's Office.

h. All Matters of recorded in Instrument No. 20090910-0084797, said Register's Office..

i. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 of the Register's Office.

j. Quitclaim Deed of common areas to HOA in Instrument No. 20100305-0017338, said Register's Office.

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

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

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
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: **4125 Alicia Lane, Lot 42, Priest Lake, Antioch, TN 37013**

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 27 day of Oct, 2010.

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

BY: Farrah Burgett
Farrah Burgett, 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 Farrah Burgett, 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 Farrah Burgett as such Appointed Assistant Secretary, and attesting the same of the corporation, by the said Farrah Burgett as such Appointed Assistant Secretary.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 27 day of Oct, 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