BOOK 10604 PG 93

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1997

Notary Public

MY COMMISSION EXPIRES 11-5-98
(AFFIX SEAL)

DONALD BARRETT SIDWELL JR. NOTARY PUBLIC LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 3706

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Fraliex	First American National Bank	MAP 136-5
(NAME)	(NAME)	
2900 Harbor Lights Drive	First American Center	PARCEL 3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NVR Homes, Inc. t/a Ryan Homes, a Virginia corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Fraliex and wife, Suzanne Fraliex

HEREINAFTER CALLED THE 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. 12 on the plan of Bayview, Section One, as of record in Book 9700, page 330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to NVR Homes, Inc. t/a Ryan Homes, a Virginia corporation by deed from Bayview Venture, a Tennessee Joint Venture, by instrument of record in Book 10413, page 890, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 9700, page 330, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of covenants, conditions and restrictions of record in Book 10323, page 55, said Register's Office.

Landscape Agreement as set out in Book 10339, page 298, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 2900 Harbor Lights Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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 this 29th day of August 19 97

NVR Homes, Inc. t/a Ryan Homes, a Virginia corporation

By:

John K. Adams, Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John K. Adams and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the NVR Homes, Inc. t/a Ryan Homes the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John K. Adams as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 29th day of August 1997.

My commission expires 11-30-97

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

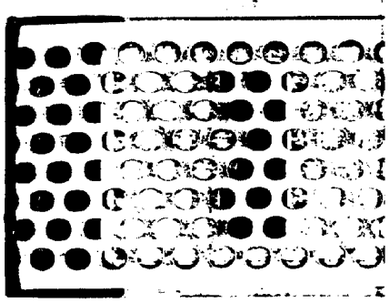
MAIL ENV.

0347211
IDENTIFICATION REFERENCE

97 SEP 10 PM 1:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7179 09/10 0101 03CHECK 577-88



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10604 PG 95

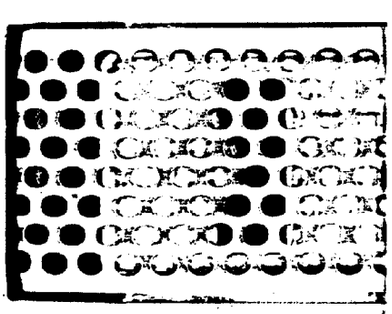
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
153750.00
CON TX 568.88
PRFEE 1.00
WDEED 8.00
TOTAL 577.88
CHECK 577.88

~~09/10/97 01 13:52 0001 7179~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034721 I
IDENTIF. ↑ REFERENCE

97 SEP 10 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196633