THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
NVR HOMES, INC., t/a RYAN HOMES, a Virginia Corporation 7003 Chadwick Drive Suite 343, Bristol Building Brentwood, TN 37027	Same	District 13 Map: 136-9 Parcel: 46

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto NVR HOMES, INC., taken as RYAN HOMES, a Virginia corporation ("Grantee") herein, its heirs, successors, and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 13 as shown on the plat of Section One of Bayview, of record in Plat Book 9700, page 330, in the Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, by Quitclaim Deed of record in Book 10590, page 830, Register's Office for Davidson County, Tennessee.
>
> Subject to the Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION ONE, of record in Book 10323, page 55, Register's office for Davidson County, Tennessee, to which Declaration this conveyance is subject.

TO HAVE AND TO HOLD said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever.

And we do covenant with the Grantee 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, except of record.

And BAYVIEW VENTURE, L.L.C. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, has hereunto subscribed its name on this 12th day of September, 1997.

BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company

BY: _____
HARRY G. DEMETROS

Title: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,000.00. This is equal to or greater than the property would bring as a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 12th day of September, 1997.

_____
NOTARY PUBLIC

My Commission expires: 11/30/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

0039 09/18 0101 03CHECK 105.20

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harry G. Demetros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Franklin, Tennessee, on this 12th day of September, 1997.

_____
NOTARY PUBLIC

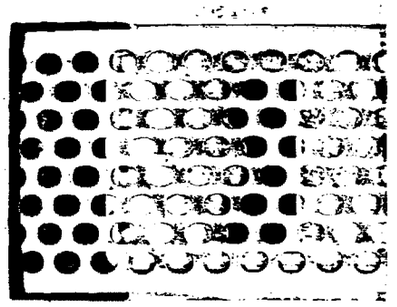
My Commission expires: 11/30/97

0349869
IDENTIF. ↑ REFERENCE

97 SEP 18 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

\mis\bay-1d



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

RECEIVED OF _____

FOR _____

BOOK 10613 PG 319

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	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
TOTAL	105.20
CHECK	105.20

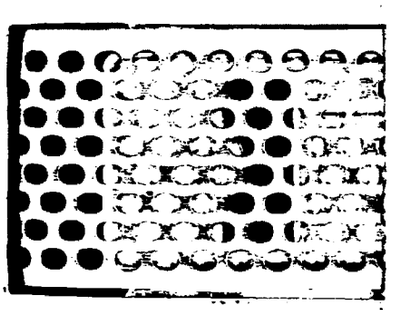
09/18/97 01 12:12 0001 0039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0349869 IDENTIF. ↑ REFERENCE

97 SEP 18 PM 12:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1199451