WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,605.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse O. Roseberry	NationsBanc Mortgage Corporation	MAP 136-9
(NAME)	(NAME)	
2408 Bayview Drive	2059 Northlake Parkway	GR
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tucker, GA 30084	PARCEL 46
(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 corportion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse O. Roseberry and wife, Lourdes M. Navarrette

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. 19 on the Plan of Bayview, Section One, as of record in Plan 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 the same property conveyed to NVR Homes, Inc., taken as Ryan Homes, a Virginia Corporation by deed from Bayview Venture, L.L.C. a Tennessee Limited Liability Company, of record in Book 10818, page 317, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Restrictive covenants contained or an instrument of record in Book 10818, page 65, Register's Office for Davidson County, Tennessee.

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

Landscape agreement as set out in Book 10839, page 298, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

This is unimproved ( ) This is improved (X) property, known as 2408 Bayview 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 30th day of January 19 98

NVR Homes, Inc. t/a Ryan Homes, a Virginia corportion
By:
John K. Adams, Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 30th day of January 1998 .

My commission expires 10/22/01

_____
Notary Public

0397254

98 FEB -4 PM 12:58

DAVIDSON COUNTY, TN.

9686 02/04 0101 03CHECK 643

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

RECEIVED OF _____

FOR _____

BK/PG 10782/PG 470

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 171605.00
CON TX 634.94
PRFEE 1.00
WDEED 8.00
TOTAL 643.94
CHECK 643.94

02/04/98 01 12:58 0001 9686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397254

IDENTIFICATION/REFERENCE

98 FEB -4 PM 12:58

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1250244