This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
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 Parcels: 18 & 19

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BAYVIEW VENTURE, a Tennessee joint venture, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto NVR HOMES, INC., t/a RYAN HOMES, a Virginia Corporation(the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Being Lots No. 27, 36 and 37 as shown on the plat of Section Two of Bayview, of record in Plat Book 9700, page 517, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BAYVIEW VENTURE, a Tennessee joint venture, by Warranty Deeds of record in Book 9281, page 876, Register's Office for Davidson County, Tennessee.

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.

WITNESS our hands this 25th day of February, 1998.

BAYVIEW VENTURE, a Tennessee
joint venture

BY: [signature] 2073 03/06 0101 03CHECK 1.00
HARRY DEMETROS

TITLE: Venturer

98 MAR -6 AM 10:52
IDENTIF. # REFERENCE
0408856

MAIL ENV.

BOOK 10826 PG 733

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Demetros, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a venturer of Bayview Venture, a Tennessee joint venture, the maker, and is authorized by the maker to execute this instrument of behalf of the maker.

Witness my hand this 25th day of February, 1998.

NOTARY PUBLIC

My Commission expires: 10/22/01

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.

X Affiant

Subscribed and sworn before me this 25th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 10/22/01

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