Box 506
JA

BOOK 10938 PG 204

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,279.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1998

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires (AFFIX SEAL)

My Commission Expires NOV 25, 2000

THIS INSTRUMENT WAS PREPARED BY

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

| Address of New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| John R. Scharch and wife, Ronda K. Scharch<br>2433 Bayview Drive<br>Nashville, TN 37217 | NationsBanc Mortgage Corp.<br>P. O. Box 790081<br>St. Louis, MO 63179-0081 | Map 136-0-7 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **NVR HOMES, INC., t/a RYAN HOMES, a Virginia Corporation,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JOHN R. SCHARCH AND WIFE, RONDA K. SCHARCH,** hereinafter called Grantee, their heirs and 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. 9 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 NVR Homes, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Bayview Venture, L.L.C., of record in Book 10688, Page 801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Restrictive covenants contained in instrument of record in Book 10323, page 55, Register's Office for Davidson County, Tennessee.

All matters as shown on plat of record in Plat Book 9700, page 330, Register's Office for Davidson County, Tennessee.

Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576 and Book 10339, page 298, said Register's Office.

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

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 2433 Bayview Drive Nashville, TN 37217

9463 05/19 0101 03CHECK 565

98 MAY 19 PM 1:55

REGISTER
DAVIDSON COUNTY, TN

0439938

IDENTIFICATION REFERENCE

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 person 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 15th day of May, 1998

John K. Adams, Vice-President
NVR Homes, Inc., T/A Ryan Homes
a Virginia Corporation

**STATE OF TENNESSEE**

**COUNTY OF** Williamson

**On this** 15th **day of** May, **1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came** John Adams, **who, being by me duly sworn, says that he is Vice President of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Ryan Homes by its authority duly given, and the said Vice President, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.**

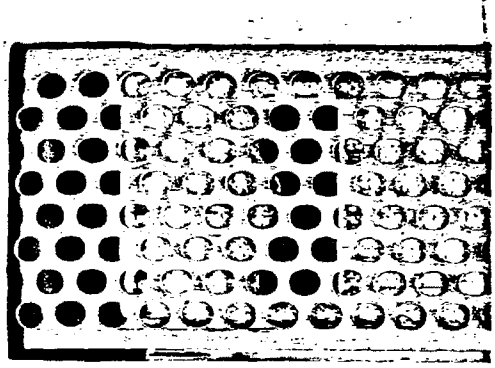
**WITNESS my hand and notarial seal this** 15th **day of** May, **1998.**

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**NOTARY PUBLIC**

**My Commission expires:**

My Commission Expires NOV 25, 2000



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

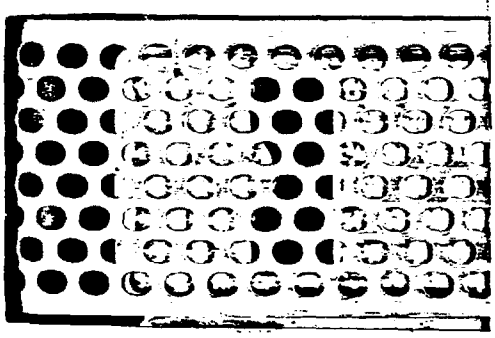
RECEIVED OF _____

FOR _____

BOOK 10938 PG 206

| | | |
|---|---|---|
| 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 150279.00
CON TX 556.03
PRFEE 1.00
WDEED 8.00
TOTAL 565.03
CHECK 565.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/98 01 13:56 0001 9463

0439938
IDENTIF. & REFERENCE

98 MAY 19 PM 1:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1295448