RETURN TO:
SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

THIS INSTRUMENT PREPARED BY

Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BK/PG 10951/928

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	Map: 138 Parcels: 8,10 & 20

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 Nos. 26, 28 & 38 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, L.L.C., a Tennessee limited liability company, by Quitclaim Deed of record in Book 10826, page 730, 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, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION TWO, of record in Book 10727, page 268, said Register's office, 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 1998 property taxes and exceptions 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 21st day of May, 1998.

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

BY: _____
HARRY G. DEMETROS

Title: Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,538.90. 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 21st 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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 21st day of May, 1998.

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

_____
NOTARY PUBLIC

My Commission Expires NOV 25, 2000

My Commission expires: _____

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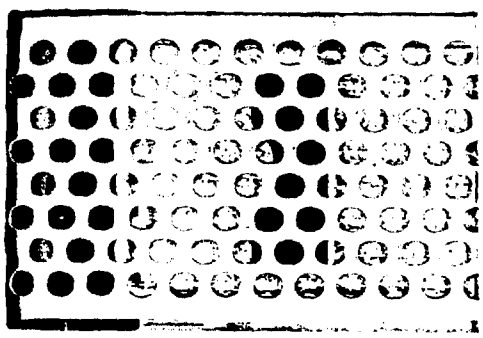
MAIL ENV.

98 MAY 29 PM 3:00

DAVIDSON COUNTY, TN.

0443561

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

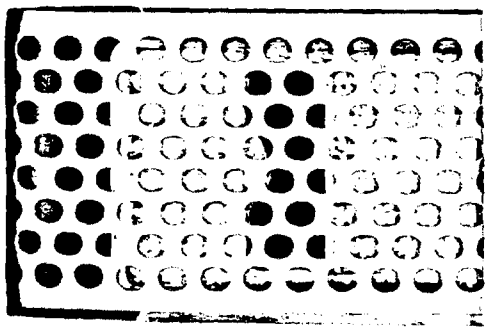
RECEIVED OF _____

FOR _____

BOOK 10951 PG 930

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 86538.90
CON TX 320.19
PRFEE 1.00
WDEED 8.00
TOTAL 329.19
CHECK 329.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 15:01 0001 3280

04/435(a)

98 MAY 29 PM 2:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

3561 REFERENCE

No. 1299225