WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,480.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1998

Notary Public

My Commission Expires: 4-12-2001
(AFFIX SEAL)

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.
William E. Smith 2405 Bayview Drive Nashville, TN 37217	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, GA 30084	out of 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 WILLIAM E. SMITH, A SINGLE PERSON 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.

Being Lot No. 2 as shown on the plan of Section One of Bayview, of record in Book 9700, page 330, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR Homes, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Bayview Venture, LLC, of record in Book 10826, Page 734, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters appearing on the Plan of record in Plat Book 9700, page 330, said Register's Office.

Subject to easements of record in Book 3708, page 237, Book 7830, page 233, Book 10085, page 576 and Book 10339, page 233, said Register's Office.

Subject to H.O.A. Agreement for Landscaping of record in 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 2405 Bayview Drive, Nashville, TN 37217

556 07/09 0101 03CHECK 556.00

FELIX Z. ELSTON REGISTER
DAVIDSON COUNTY, TN.
98 JUL -9 PM 1:42

IDENTIF. → REFERENCE
0460594

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 30th day of June, 19 98

John K. Adams
Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

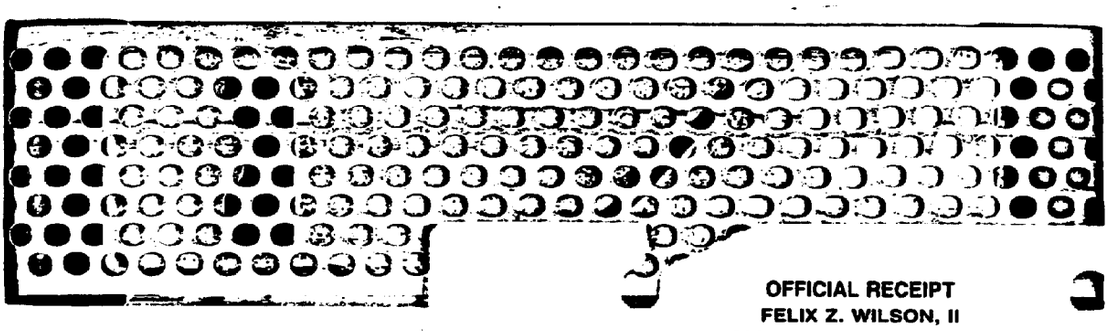
On this 30th **day of** June, **1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came John K. Adams, who, being by me duly sworn, says that he is Vice President of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said 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 30th **day of** June **1998.**

ANDREW H. MARTIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 3/17/2002



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

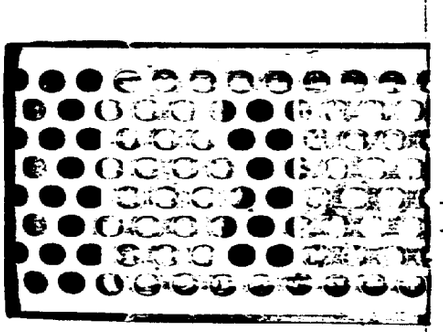
RECEIVED OF _____

FOR _____

BOOK 11014 PAGE 455

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 147480.00
CON TX 545.68
PRFEE 1.00
MDEED 8.00
CLERK 2.00
TOTAL 556.68
CHECK 556.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/98 01 13:42 0001 1536

0460594
IDENTIF. ↑ REFERENCE

98 JUL -9 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1317258