WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,485.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF June, 1998

Notary Public

My Commission Expires: Jan 26, 2002
(AFFIX SEAL)

TRICIA L. NIEMI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 26, 2002

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.
Steven C. Butler and wife, Heather L. Butler 108 Catamaran Court 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 **STEVEN C. BUTLER AND WIFE, HEATHER L. BUTLER**, 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. 35 as shown on the plan of Section Two of Bayview of record in Book 9700, page 517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete 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 and Book 10727, page 268, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Book 9700, page 330, said Register's Office, shown an Owners' Certificate, certain nores, easement and setback lines.

Subject to landscape agreement as set out in Book 10339, page 298, Register's Office for Davidson County, Tennessee.

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 108 Catamaran Court Nashville, TN 37217

SEB 07/09 0101 03CHECK 438.-

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 29th day of June, 19 98

John K. Adams
Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th 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 29th day of June, 1998.

NOTARY PUBLIC

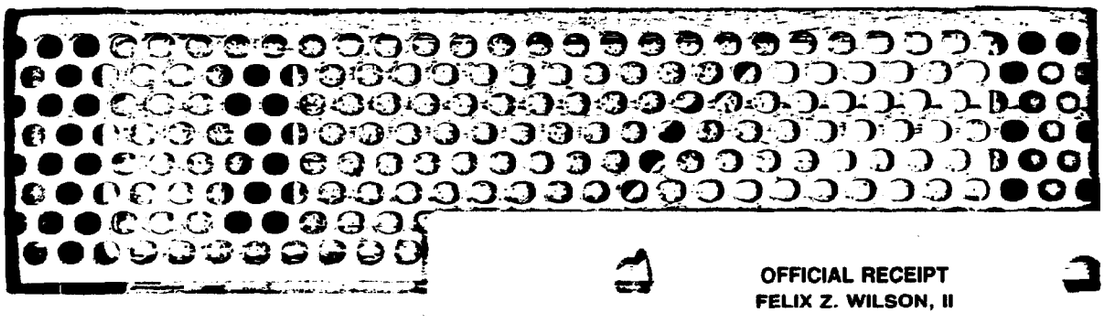
My Commission expires:

TRICIA L. NIEMI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2000

MAIL EM!

98 JUL -9 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0460596



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

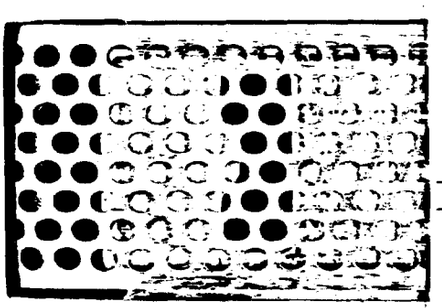
RECEIVED OF _____

FOR _____

BOOK 11014 PAGE 468

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 169465.00
CON TX 627.02
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 638.02
CHECK 638.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/98 01 13:43 0001 1538

0460596
IDENTIF. # REFERENCE

98 JUL -9 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 131726C