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**

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| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| NVR HOMES, INC., t/a<br>RYAN HOMES, a<br>Virginia Corporation<br>7003 Chadwick Drive<br>Suite 343, Bristol Building<br>Brentwood, TN 37027 | Same | District 13<br>Map: 136-5<br>Parcels: 45, 46,<br>47, 53, & 55 |

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 Lots No. 45, 46, 47, 53 & 55 as shown on the plat of Section Three of Bayview, of record in Plat Book 9700, page 685, 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 10590, page 830, 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 and 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, and as amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bayview, Section Three of record in Book 11019, page 911, 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 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 15th day of July, 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 ~~$56,000.00~~ $144,231.50. 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 15th day of July, 1998.

_____
NOTARY PUBLIC

My Commission expires: 2/17/2002

ANDREW H. MADDOX NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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 15th day of July, 1998.

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

NOTARY PUBLIC

My Commission expires: 3/17/2002

\misc\45675355.wd

1038 07/31 0101 03CHECK 548.65

MAIL ENV.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

98 JUL 31 PM 4:06

IDENTIF. → REFERENCE

0469449

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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
144231.50
CON TX 533.65
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 548.65
CHECK 548.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
07/31/98 01 16:07 0001 1038

IDENTIF. ← REFERENCE 0469449
98 JUL 31 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326651