WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,935.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 1998

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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.
Keith Romig and wife, Katherine Pendleton Romig 105 Catamaran Court Nashville, TN 37217	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, GA 30084	Map 136-5 Parcel 15

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 **KEITH ROMIG AND WIFE, KATHERINE PENDLETON ROMIG**, 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. 33 as shown on the plat of Section Two of Bayview of record in Book 9700, page 517, 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 10878, Page 282, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

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.

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

Plan of record in Book 9700, page 517, said Register's Office, shows an Owner's Certificate, certain notes, easement and setback lines.

Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.

Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and in Book 10339, page 233, Register's Office for Davidson County, Tennessee.

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 105 Catamaran Court, Nashville, TN 37217.

MAIL ENV.

98 AUG -6 AM 9:49

FELIX Z. HILLSMAN II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

047715

NS0397

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 31 day of July, 19 98

John K. Adams
Vice President

3433 08/06 0101 03CHECK 617.56

STATE OF TENNESSEE

COUNTY OF Williamson

On this 31st day of July, 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 31 day of July, 1998.

NOTARY PUBLIC

My Commission expires: 9-11-2001

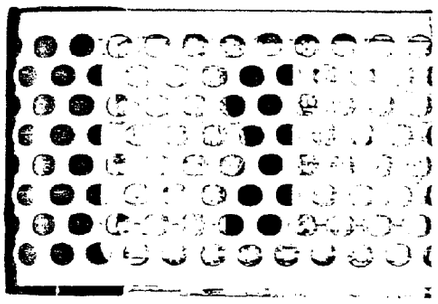
RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

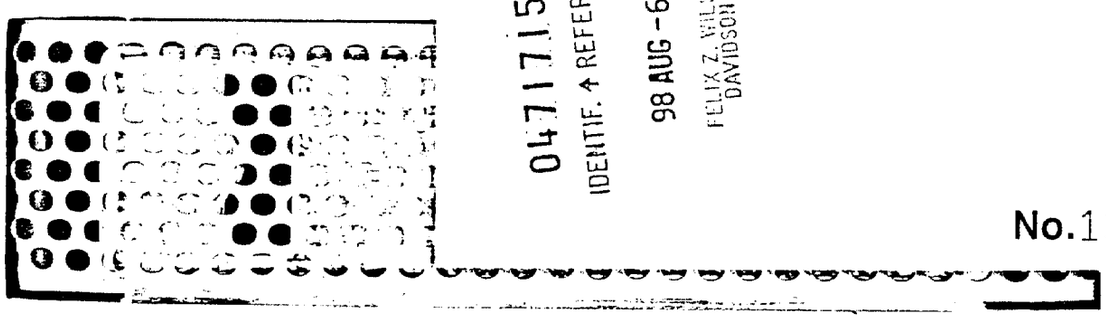
FOR _____

BOOK 11055 PAGE 105

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
08/06/98	01 09:51 0001 3433		CAMT 163935.00 CON TX 606.56 PRFEE 1.00 ~~WDFEE 8.00~~ ~~CFEE 2.00~~ TOTAL 617.56 CHECK 617.56	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 AUG -6 AM 9:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04711715

IDENTIF. # REFERENCE

No. 1329021