0509038

IDENTIF. & REFERENCE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson 98 NOV -5 PM 2:04
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,100.00
RECEIVED FOR REGISTRATION
DAVIDSON COUNTY, TN
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October, 19 98.
Notary Public
My Commission Expires: 8-5-02
(AFFIX SEAL)

BOOK 11192 PAGE 124

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.
Jefferson J. Watkins and wife, Emily M. Watkins 2533 Bayview Drive Nashville, TN 37217	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	136-05-28

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO NVR HOMES, INC., A VIRGINIA CORPORATION t/a RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JEFFERSON J. WATKINS AND WIFE, EMILY M. WATKINS,** 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. 46 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 NVR Homes, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Bayview Venture, L.L.C., a Tennessee limited liability company, of record in Book 11045, Page 482, Register's Office for Davidson County, Tennessee. NVR Homes, Inc., nka NVR, Inc., a Virginia Corporation t/a Ryan Homes.

This conveyance is made subject to:

Subject to the Declaration of Covenants, Conditions and Restrictions for Bayview, Section One, of record in Book 103232, page 55, as amended in Book 10727, page 268 and Book 11019, page 911, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 685, said Register's Office.

Taxes for the year 1999 and subsequent years, a lien, not yet die 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 2533 Bayview Drive Nashville, TN 37217

NS0682

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 October, 1998.

John K. Adams
Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th **day of** October, **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, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR , Inc., t/a Ryan Homes, a Virginia corporation by its authority duly given, and the said Vice President, acknowledged said instrument to be the act and deed of said NVR , Inc., t/a Ryan Homes, a Virginia corporation and the corporate seal was hereby affixed.**

WITNESS my hand and notarial seal this 29th **day of** October **1998.**

NOTARY PUBLIC

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: 8-5-02

3269 11/05 0101 03CHECK 651.47

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11192 PAGE 126

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 173100.00
				CON TX 640.47
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 651.47
				CHECK 651.47
			11/05/98 01	14:04 0001 3269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509038
IDENTIF. & REFERENCE

98 NOV -5 PM 2:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368403