RETURN TO:

SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 11395 PG. 939

ADDRESS NEW OWNER:

NVR, INC., t/a
RYAN HOMES, a
Virginia Corporation
7003 Chadwick Drive
Suite 343, Bristol Building
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME

MAP & PARCEL:

District 13
Map: 136-5-A
Parcels: 3, 4, 5, 6 & 7

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, INC., t/a 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. 3, 4, 5, 6 and 7 as shown on the Final Plat of Phase One, Bayview Estates, of record in Plat Book 9700, page 797, 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 Warranty Deed of record in Book 10613, page 613, 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, 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, as further amended by a Second Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, SECTION THREE, of record in Book 11019, page 911, said Register's Office; as amended by a Third Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW ESTATES, PHASE I, of record in Book 11251, page 126, said Register's Office; and as further amended by a Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for BAYVIEW, of record in Book 11271, page 163, 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 16TH day of March, 1999.

BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company

BOOK 11395 PG. 940

BY: _____
HARRY G. DEMETROS

Title: Member

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

2276 03/23 0101 03CHECK 521.60

The actual consideration or value, whichever is greater, for this transfer is $138,000.00. 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 16TH day of March, 1999.

_____
NOTARY PUBLIC

My Commission expires: 8-5-02

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

My Commission Expires AUG. 5, 2002

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 16TH day of March, 1999.

_____
NOTARY PUBLIC

My Commission expires: ~~NOTARY~~ 8-5-02

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

My Commission Expires AUG. 5, 2002

0564604

MAIL ENV.

99 MAR 23 AM 11:28

\Bayview\Bayview-Est\wd-34567.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11395 PG. 941

0564604

IDENTIFICATION REFERENCE

99 MAR 23 AM 11:28

CAMT
138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 521.60
CHECK 521.60

03/23/99 01 11:27 0001 2276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441368