Powell

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

BK 1803 PG 568

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
NVR, INC., t/a RYAN HOMES, a Virginia Corporation 7003 Chadwick Drive Suite 343, Bristol Building Brentwood, TN 37027	Same	District 13 Map: 136-5 Parcel: 31

BOOK 11554 PAGE 752

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 Lot No. 49 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 and as shown on the plat of Revision One, Bayview, Section Three, Revision to Lots 47 and 48, of record in Plat Book 9700, page 749, said Register's Office.

Being part of the same property conveyed to BAYVIEW VENTURE, a Tennessee joint venture, by Warranty Deed of record in Book 9281, page 876, 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.

NS1080

BK 1803 PG 569
BOOK 11554 PAGE 753

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 February, 1999.

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

BY: _____
HARRY G. DEMETROS

Title: Member

State of Tennessee, County of WILLIAMSON
Received for record the 23 day of
FEBRUARY 1999 at 10:04 AM. (REC# 310131)
Recorded in official records
Book 1803 pages 568- 569

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,163.95. 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 February, 1999.

_____
NOTARY PUBLIC

My Commission expires: 8-5-02

HENRY E. RAGSDALE, 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 15TH day of February, 1999.

_____
NOTARY PUBLIC

My Commission expires: 8-5-02

HENRY E. RAGSDALE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

Notebook 61 Page 355
State Tax $ 111.60 Clerks Fee $ 1.00,
Recordins $ 10.00, Total $ 122.60,
Register of Deeds SADIE WADE
Deputy Register KRISTIE HOLT

\Bayview\wd-49.

99 JUL -1 PM 6:10
BILL CARNEY-TN REGISTER
DAVIDSON COUNTY, TN.
7962 07/01 0101 03CHECK 10.00
IDENTIF. & REFERENCE
0606926