WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,453.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 1999

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

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

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.
Kristy J. Petty and Ronald P. LaDuke, Jr. 2540 Bayview Drive Nashville, TN 37217	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	136-5-31

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 **KRISTY J. PETTY AND RONALD P. LADUKE, JR., BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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.

A certain tract or 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 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 _____, Page _____, 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:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to restrictive covenants of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126 and Book 11271, page 163, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 3708, page 237, Book 7830, page 233 and Book 10085, page 576, said Register's Office.

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

Subject to Charter of Bayview of record in Book 10567, page 35 as amended in Book 10765, page 100, said Register's Office.

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 2540 Bayview Drive, Nashville, TN 37217.

NS1407

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 24TH day of JUNE, 1999.

John K. Adams
Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24TH day of JUNE, 1999, 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 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 and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 24TH day of JUNE, 1999.

HENRY E. RAGLAND
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires:

0606927

IDENTIF. & REFERENCE

99 JUL -1 PM 6:10

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

85-282 RECHECK TO 0101 02CHECK TO 07/01 7343

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 756

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

0606927
IDENTIF. & REFERENCE

99 JUL -1 PM 6:10
DAVIDSON COUNTY, TN.
REGISTER

CAMT	
	181453.00
CON TX	671.38
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	682.38
CHECK	682.38

07/01/99 01 18:12 0001 7343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485776