Instr:200005010043405 Page: 1 OF 2
REC'D FOR REC 05/01/2000 5:32:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $598.88

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,860.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2000.

_____
Notary Public

My Commission Expires: 1/30/02
(AFFIX SEAL)

H. ANTHONY DUNCAN 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.
Todd W. Watson and Lisa R. Watson, husband and wife 312 Kottas Place Nashville, TN 37217	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	136-05-A 6.00 CO

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., T/A RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **TODD W. WATSON AND LISA R. WATSON, HUSBAND AND WIFE**, 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. 6 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 NVR, 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 11395, Page 939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

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

Subject to Master Deed of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 797, 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 312 Kottas Place, Nashville, TN 37217.

NS2293

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 13TH. day of APRIL, 2000.

R. P. Smithwick, II
Division Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13TH. day of APRIL, 2000, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came R. P. Smithwick, II, who, being by me duly sworn, says that he is Division Manager 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 Division Manager, 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 13TH. day of APRIL, 2000.

NOTARY PUBLIC

My Commission expires:

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

My Commission Expires AUG. 5, 2002