WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Iantha R. Sterling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2000.

Notary Public

My Commission Expires: 11-18-01
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/15/00 16:01 2pgs
Fees:11.00 Taxes:632.70
20000915-0092122

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:
ALLAN R. STERLING
336 Kottas Place
Nashville, Tennessee 37217

Send Tax Bills To:
NVR Mortgage Finance, Inc.
PO Box 999
Pittsburgh, PA 15205

Map Parcel No.
136-05-0-A-019.00CO

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 **ALLAN R. STERLING and wife, IANTHA R. STERLING**, 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. 19, as shown on the Final Plat of Phase One, Bayview Estates, of record in Plat Book 9700, page 797, 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, LLC, of record in Book 11555, Page 811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. The Plan of record in Book 9700, page 920, Register's Office for Davidson County, Tennessee.

c. Restrictive Covenants contained in instrument 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.

d. Easement for Bell South of record in Book 11762, page 271, Register's Office for Davidson County, Tennessee.

e. Landscape Agreement of record in Book 10339, page 298, Register's Office for Davidson County, Tennessee.

f. Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and Book 10339, page 233, Register's Office for Davidson County, Tennessee.

g. Quitclaim Deed of Common Area of record in Instrument #200007100068261, Register's Office for Davidson County, Tennessee.

h. By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.

i. All other easements and restrictions of record in 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 336 Kottas Place, Nashville, Tennessee 37217.

NS2711

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 31 day of August, 2000.

R. P. Smithwick, II
Division Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31 day of August, 2000, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came R. P. Smithwick, II, Division Manager, who, being by me duly sworn, says that he is Division Manager of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, 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 Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 31 day of August, 2000.

NOTARY PUBLIC

My Commission expires: 11-18-01

