WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2001.

Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09-20-04

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:
NVR, Inc. T/A Fox Ridge Homes
5115 Maryland Way, Suite 300
Brentwood, Tn 37027

Send Tax Bills To:
SAME

Map Parcel No.
136-5-0-A-068.00 CO
136-5-0-A-072.00 CO
136-5-0-A-073.00 C0
136-5-0-A-042.00 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, **BAYVIEW VENTURE, LLC,** hereinafter called "Grantor" have bargained and sold, and by these presents do transfer and convey unto **NVR, INC. A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES**, hereinafter called "Grantee", their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 138 on the plan of Bayview Estates, First Revision, Phase One, (A Planned Unit Development) of record in Book 9700, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being Lots Nos. 73, 121 and 122, as shown on a plan of Bayview Estates, Phase Two (A Planned Unit Development), of record in Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate and legal description.

Being part of the same property conveyed to Bayview Venture, LLC, a Tennessee Limited Liability Company by Deed from Werner R. Muggler and Elfriede Muggler in Book 10613, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002 and subsequent years, a lien which are not yet due and payable.

All matters of record in Book 9700, page 920 and Instrument #200006090057633, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; and in Book 11271, page 163, Register's Office for Davidson County, Tennessee.

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

Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.
Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576; and in Book 10339, page 233, Register's Office for Davidson County, Tennessee.

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

Conveyance of Common Area of record in Instrument #200007100068261, 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: (X)
This is improved: ( ) property, known as: Lot 138,Bayview Estates,First Revision,Phase One and Lots 73, 121,133, Bayview Estates, Phase Two, Nashville, TN 37217.

Davidson County DEEDWARR
Recvd: 10/05/01 16:54 2pgs
Fees:13.00 Taxes:429.20

20011005-0108966

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 27TH day of SEPTEMBER, 2001.

BAYVIEW VENTURE, L.L.C., A Tennessee Limited
Liability Company

BY: _____
Harry G. Demetros

Title: Member

STATE OF Tennessee

COUNTY OF WILLIAMSON

Before me, the undersigned authority, 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, upon oath, 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, this 27th day of September, 2001.

_____
Notary Public

My commission expires: _____

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04