Davidson County DEEDWARR
Recvd: 01/13/05 12:00 2 pg:
Fees:13.00 Taxes:126.10
20050113-0004924

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
NVR, INC., a Virginia corporation trading as FOX RIDGE HOMES 5115 Maryland Way Brentwood, TN 37027	SAME	District 13 Map: 136-5-O-A Parcel: 106

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., a Virginia corporation trading as FOX RIDGE HOMES, ("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. 77 shown on The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four, of record in Instrument Number 20030703-0092328, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, by Warranty Deed of record in Book 10613, page 613, Register's Office for Davidson County, Tennessee.

Subject to the setback lines, easements, and other restrictions shown on the Plat of record in Instrument Number 20030703-0092328, said Register's Office.

Subject to the Declaration of Covenants, Conditions and Restrictions for THE ENCLAVE AT BAYVIEW ESTATES, of record in Instrument Number 20030625-0087233, Register's Office for Davidson County, Tennessee, 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 to any matters set forth herein of record and subject to 2005 property taxes. The 2005 property taxes shall be prorated at closing.

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.

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 11th day of January, 2005.

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

BY: _____
HARRY G. DEMETROS

Title: Member

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$24,508.00~~ $34,082.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 11th day of January, 2005.

_____
NOTARY PUBLIC

My Commission expires: 8-16-08

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 11th day of January, 2005.

_____
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires 08-16-08