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

Davidson County DEEDWARR
Recvd: 03/01/05 10:59 2 pgs
Fees:13.00 Taxes:418.40
20050301-0022305

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 27 Being a Portion of: Map: 135 Parcel: 196

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 Units No. 201, 203, 205 and 207, on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company, by Warranty Deed from Opal Frances Smith, Trustee (under the Living Trust Agreement of Opal Frances Smith dated January 28, 1998) of record as Instrument Number 20030404-0044870, Register's Office for Davidson County, Tennessee.
>
> Subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20040210-0016203.

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 2004 property taxes. The 2004 property taxes shall be paid by Grantor.

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 28th day of February, 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 $113,081.72. 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 28th day of February, 2005.

CAROLYN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission expires: 8-16-08

STATE OF TENNESSEE

COUNTY OF Williamson My Commission Expires 08-16-08

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 28th day of February, 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