WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/05 13:50 2 pgs
Fees:13.00 Taxes:536.16

20050713-0081242

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,908.05

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th **July, 2005**

Notary Public

My Commission Expires: 8-16-08
(AFFIX SEAL)

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-16-08

THIS INSTRUMENT WAS PREPARED BY SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 5115 Maryland Way, suite 300 Brentwood, TN 37027	SAME	Part of Map 135 Parcel 196

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good 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 T/A FOX RIDGE HOMES**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Land in Davidson County, Tennessee, being Unit No. 200, 202, 204, 206 & 208 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in 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, LLC, a Tennessee limited liability company by 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.
This conveyance is made subject to:

a. Taxes for the year of 2005, a lien, but not yet due and payable.

b. Covenants, Conditions and Restrictions of record as Instrument Number 20040210-0016203, Register's Office for Davidson County,Tennessee., but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of theUnited States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

c. Charter of Lake Ridge Village Townhouse Corporation of record as Instrument Number 20040210-0016209, Register's Office for Davidson County, Tennessee.

d. Charter of Lake Ridge Property Owners Association of record as Instrument Number 19991207-0300667, Register's Office for Davidson County, Tennessee.

e. Special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

f. Subject to rights of others in and to the common areas/elements.

g. All matters on the Plan of Lake Ridge Village of record as Instrument Number 20040210-0016203, 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: **Lake Ridge Village Lots 200, 202, 204, 206 & 208, Davidson County, TN**

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 OUR HANDS this 8th day of July, 2005.

Bayview Venture, LLC

By:	Harry G. Demetros
It's:	Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Harry G. Demetros with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be a Member of Bayview Venture, LLC, and that he as such a Member, being authorized so to do execute the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Member of Bayview Venture, LLC. .

Witness my hand and official seal at office in Franklin, Tennessee on this the 8th day of July, 2005.

Carolyn Gleaves
Notary Public

My commission expires: 8-16-08

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

My Commission Expires 08-16-08