Box 58

BOOK 9970 PG 62

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF February, 1996

Notary Public

MY COMMISSION EXPIRES: 4/22/97
(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Diamond	NEW OWNER	MAP 130-11A
(NAME)	(NAME)	
4011 Wayland Drive	4011 Wayland Drive	PARCEL 2
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Craig A. Pollock and wife, Jeanne W. Pollock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Diamond and wife, Mary T. Muench-Diamond

HEREINAFTER CALLED THE GRANTEES, 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. 7, Unit B, Tyne Meade, Section Two, a Planned Unit Development, of record in Plat Book 8250, page 141, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point situated in the Southerly margin of Wayland Drive, said point being the Northeast corner of the property conveyed to George C. Holme by deed recorded in Book 4981, page 650, Register's Office for Davidson County, Tennessee.

Thence, along said road, around a curve to the left having a central angle of 12 degrees 25' 48", a radius of 530.00 feet, a tangent of 57.72 feet, for a total length of 114.98;

Thence, leaving said road, S 18 degrees 16' 27" W, a distance of 59.96 feet to a point;

Thence, N 72 degrees 42' 01" W, a distance of 12.34 feet to a point;

Thence S 12 degrees 06' 56" W, a distance of 118.97 feet to a point; Thence N 72 degrees 01' 51" W, a distance of 112.25 feet to a point;

Thence, N 17 degrees 27' 27" E, a distance of 168.10 feet to the point of beginning and containing 0.428 acres of land, more or less.

Being the same property conveyed to Craig A. Pollock and wife, Jeanne W. Pollock by deed from Chuck R. Dunlap and wife, Sarah C. Dunlap of record in Book 8703, page 707 and by Quitclaim Deed from Wayland Drive Condominium

CONTINUED

unimproved ( )
This is improved (X) property, known as 4011 Wayland Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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 hand s this 29th day of February, 19 96

Craig A. Pollock

Jeanne W. Pollock by Craig A. Pollock ATTY in FACT

Jeanne W. Pollock

BOOK 9970 PG 63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig A. Pollock

the bargainor _____, 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. Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 1996.

Commission expires 11/22/97

Faye Head
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Craig A. Pollock, with whom I am personally acquianted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of February, 1996.

Faye Head
Notary Public

My Commission Expires:
11/22/97

0157235

IDENTIF. & REFERENCE

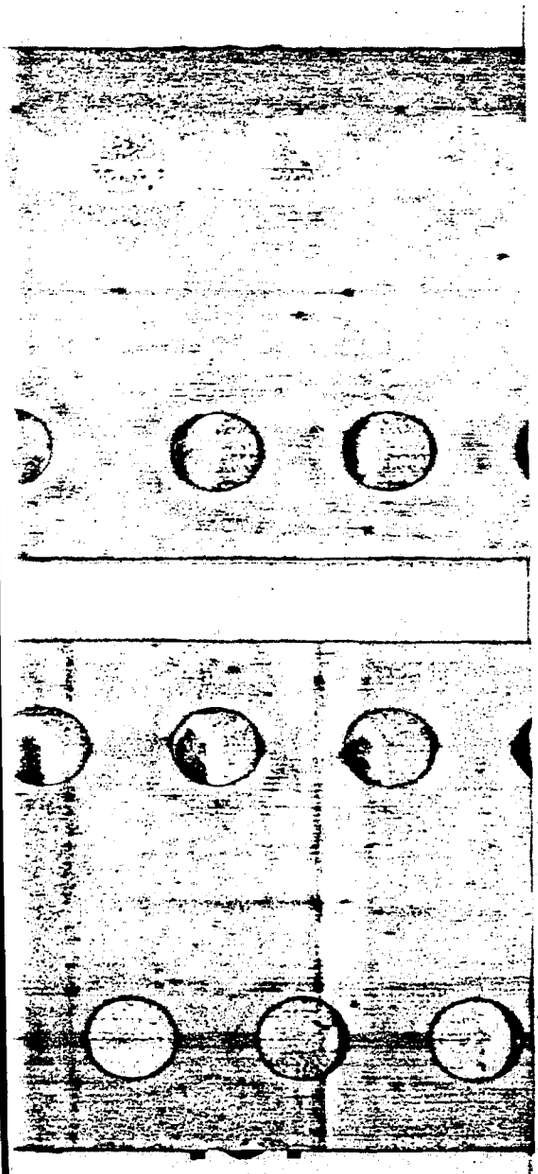
96 MAR -6 AM 10:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Homeowner's Association, of record in Book 8973, page 565, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the plan of record in Plat Book 8250, page 141; any and all easements running with the land; the Charter and Articles of Incorporation of Wayland Drive Townhouse Corporation, filed with the Secretary of State of Tennessee on September 10, 1992 and the Declaration of Covenants, Conditions and Restrictions ("Declarations") of record in Book 8757, page 715, Register's Office for Davidson County, Tennessee, together with the several attachments and exhibits thereto, including: (i) a description of the subject real properties comprising the PUD, as delineated on the revised plat approved by the planning commission; (ii) the Bylaws of the Wayland Drive Townhouse Corporation; (iii) the revised plat prepared by Dale and Associates and subsequently approved by the Planning Commission of the Metropolitan Government of Davidson County; (iv) the attorney's opinion regarding compliance with the requirements of T.C.A. 66-27-103; (v) the certification of Roy M. Dale, professional engineer; and (vi) a copy of the charter of the Wayland Drive Townhouse Corporation and taxes for the current year which have been prorated day of close and assumed by the Grantees.

5319 03/06 0101 03CHECK 1345.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9970 PG 65

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 360000.00
CON TX 1332.00
PRFEE 1.00
WDEED 12.00
TOTAL 1345.00
CHECK 1345.00

03/06/96 01 10:07 0001 5319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157235
IDENTIF. ↑ REFERENCE

96 MAR -6 AM 10: 04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013432