THIS INSTRUMENT PREPARED BY:

Lincoln Title & Escrow
5214 Maryland Way, Suite 305
Brentwood, Tennessee 37027

WHEN RECORDED RETURN TO
LINCOLN TITLE & ESCROW
5214 MARYLAND WAY S-305
BRENTWOOD, TN 37027
PHONE 309-8490

BOOK 11615 PAGE 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MITCHELL S. WIEST AND WIFE, KRISTINA WIEST hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK VAN RENNES, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

SEE EXHIBIT A

This is improved/unimpoved property, known as 3136 BOULDER PARK DRIVE NASHVILLE, TN 37214. 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 I/we do covenant with the said Grantee(s) that I/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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 28 day of JULY, 1999.

MITCHELL S. WIEST

KRISTINA WIEST

STATE OF TENNESSEE
DAVIDSON COUNTY
99/8/11 0101 03CHECK 531.15

99 AUG 11 AM 9:57

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0622964

IDENTIF. + REFERENCE

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 MITCHELL S. WIEST AND WIFE, KRISTINA WIEST, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at DAVIDSON COUNTY, Tennessee, this 29 day of July, 1999.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires
Dec. 21, 1999

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $ 139,500.00.

AFFIANT

Sworn to and subscribed before me this 29 day of July, 1999.

NOTARY PUBLIC
My Commission Expires:

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

BOOK 11615 PAGE 57

Land in Davidson County, TN, being Lot No. 10 on the plan of Hickory Bend Subdivision, Section III, of record in Book 3600, page 42, Register's Office for Davidson County, TN.

Being the same property conveyed to Mitchell S Wiest and Kristina Bufano by Warranty Deed recorded in Book 10748, page 713.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11615 PAGE 58

0622964
IDENTIF. ↑ REFERENCE

99 AUG 11 AM 9:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	139500.00
CON TX	516.15
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	531.15
CHECK	531.15

08/11/99 01 09:56 0001 4648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502821