WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/02 11:38 3pgs
Fees:18.00 Taxes:518.00

20020910-0109688

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Sandra L. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Villa Way, LLC	"NEW OWNERS"	MAP 106-9
(NAME)	(NAME)	
474 Woodycrest Avenue		PARCEL 15
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, ALICE A. TAYLOR AND ELIZABETH A. WYATT, AS DEVISEES UNDER THE WILL OF DAVID B. ALLEN, DECEASED, AND WILLIAM H. WYATT, AS TRUSTEE UNDER THE WILL OF LOWE * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Villa Way, LLC a Tennessee Limited Liability Co

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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Subdivision of The Lands of L.P. Hagan, Deceased, of record in Book 843, Page 80, Register's Office for Davidson County, Tennessee, and more fully described according to a description provided by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor, No. 1728, dated August 16, 2002, as follows:

BEGINNING at a point on the northerly margin of Woodycrest Avenue, said point being the southeasterly corner of the McLemore Property, as of record in Book 10486, Page 682, Register's Office for Davidson COunty, Tennessee, and being more particularly described as follows:

THENCE, N 01° 54' 45" East, 150.00 feet to a point;
THENCE, S 89° 04' 24" East, 50.00 feet to a point;
THENCE, S 01° 54' 45" West, 150.00 feet to a point;
THENCE, N 89° 04' 24" West, 50.00 feet to THE POINT OF BEGINNING.

BEING the same property conveyed to Carroll A. Rye and David B. Allen, partners d/b/a Rye & Allen Brokerage Company, by Deed from Robert H. McIntyre and wife, of record in Book 2799, Page 463, Register's Office for Davidson County, Tennessee. By Deed of record in Book 3674, page 619, said Register's Office, Carroll A. Rye and David B. Allen, parters d/b/a Rye & Allen Brokerage Company, conveyed the subject property to Carroll A. Rye and David B. Allen, as tenants in common of equal undivided interests. By Deed of Exchange, of record in Book 4796, Page 929, said Register's Office, Carroll A. Rye conveyed his interest in the subject property to David B. Allen by Last Will and Testament of David B. Allen, probated 9/17/75, of record in Docket No. 61938, Probate Court Clerk's Office for Davidson County, Tennessee, the subject

CONTINUED

unimproved ( )
This is improved (X) property, known as 474 Woodycrest Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*HERNDON ALLEN, DECEASED

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 3rd day of September, 2002

Alice A. Taylor
ALICE A. TAYLOR

Elizabeth A. Wyatt
ELIZABETH A. WYATT
By William H. Wyatt Attorney-in-fact
William H. Wyatt, Attorney-in-fact

William H. Wyatt, as Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
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 _____, _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALICE A. TAYLOR, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of September, ~~2001.~~ 2002.

My Commission Expires: 10-14-03

Connie H. Rosson
Notary Public

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. WYATT, as Trustee under the Will of Lowe Hearndon Allen, Deceased, 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 Brentwood, Tennessee, this 3rd day of September, 2002.

My Commission Expires: 10-14-03

Connie H. Rosson
Notary Public

STATE OF TENNESSEE)
COUNTY OF Montgomery)

On this ~~25th~~ 3rd day of ~~October~~ September, ~~1996~~ 2002, before me personally appeared WILLIAM H. WYATT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ELIZABETH A. WYATT, and acknowledged that he executed the same as the free act and deed of the said ELIZABETH A. WYATT, as Attorney in Fact.

My Commission Expires: 10-14-03

Connie H. Rosson
Notary Public

LEGAL DESCRIPTION CONTINUATION

property became vested in a Trust, the life of which would terminate on the death of Leora Weakley Allen, wife of the said David B. Allen. The said Leora Weakly Allen having dissented under the provisions of said Will thus causing said Trust to terminate and the subject property was Devised to Alice A. Taylor, Elizabeth A. Wyatt and Lowe Herndon Allen, as the Sole Surviving Heirs at Law, according to laws of decent and distribution in effect in the State of Tennessee. The said Lowe Herndon Allen having since died and by Will of record in Will Book 19, Page 113, Chancery Court, Probate Division of Montgomery County, Tennessee. The interest of Lowe Herndon Allen having been Devised to William H. Wyatt, Trustee with Power to Sell. The subject property is now vested in Alice A. Taylor and Elizabeth A. Wyatt, as Devisees under the Will of David B. Allen, Deceased and William H. Wyatt, as Trustee under the Will of Lowe Hearndon Allen, Deceased.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.