Davidson County DEEDWARR
Recvd: 05/25/04 10:28 2pgs
Fees:13.00 Taxes:974.95

20040525-0061208

WARRANTY DEED

G-PC-04-4528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayland, LLC	Wayland, LLC	
4528 Wayland Drive	(NAME) 4406 Forsyth Place	130-15-73
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY ABBAGNARO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WAYLAND, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 1 on the Plan of Harpeth View Estates, as of record in Book 1835, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 209.4 feet on the easterly margin Wayland Drive and extends back 176.3 feet on the northerly line and 196.0 feet on the southerly line, to a line in the rear measuring 307.0 feet thereon.

Being the same property conveyed to Gary Abbagnaro by deed from Mark M. Jones and wife, Shirley Gleason Jones, Trustees of record in Document Number 20031024-0157435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those shown of record in Book 6296, page 947; and Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4528 Wayland Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of May, 2004.

Gary Abbagnaro

STATE OF Tennessee

COUNTY OF Davidson

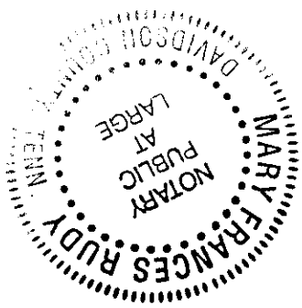
I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Gary Abbagnaro personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____ on this the ___ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212